



Semi-Detached FAMILY home

CHECK OUT this modern semi-detached HOME in Cranbrook with 3 bedrooms, living Room, separate kitchen/dining room and bathroom. This property is beautifully presented with lot's of space and natural light, benefiting from a rear garden, a garage and two parking spaces and located in a quiet cul-de-sac

11 Littlewood Close | Exeter | EX5 7JU





PROPERTY TYPE

Semi-Detached House



SIZE

886 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Air Source Heat Pump



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden, Patio



EPC RATING

87B



COUNCIL TAX BAND

C



in a nutshell...

- 3 Bedrooms
- Sitting Room
- Modern Kitchen/Dining Room
- Downstairs Cloak and Family Bathroom
- EV Car Charger
- Enclosed Rear Garden
- Off Road Parking and Garage
- Air Source Heat Pump
- Easy access to M5, Exeter & A30





the details...

A paved pathway leads to the front door, opening into a generously sized entrance porch with ample space for shoes and coats. The interior feels warm and welcoming, benefiting from double glazing and central heating via an air source heat pump. Beyond the porch, the entrance hall welcomes you with stairs rising to the first floor and access to a convenient cloakroom fitted with wood-effect vinyl flooring, a WC, and a wash basin.

To the right, the modern kitchen boasts sleek grey units paired with practical wood-effect vinyl flooring. It comes fully equipped with an integrated electric oven, induction hob, dishwasher, washing machine, and fridge/freezer. There's also ample space for a dining table, making it a sociable and functional hub of the home. Completing the ground floor is the sitting room, where French doors open directly onto the rear garden - ideal for seamless indoor-outdoor living.

Upstairs, you'll find three bedrooms, including two generously sized doubles. Both bedroom one and two also benefit from fitted wardrobe space. Completing the first floor is the contemporary family bathroom, finished with floor-to-ceiling tiling and wood-effect vinyl flooring. The suite includes a bath with shower over, WC, wash basin, and a heated towel rail.

Outside there is an enclosed rear garden with an area of patio, a lawn and a side gate that leads around to the front of the property where you will find two off road parking spaces and an EV charging point. This property also benefits from a single garage with an up and over door, electric, light and a pedestrian door at the rear.

Tenure - Freehold
Council Tax Band C



the floorplan...

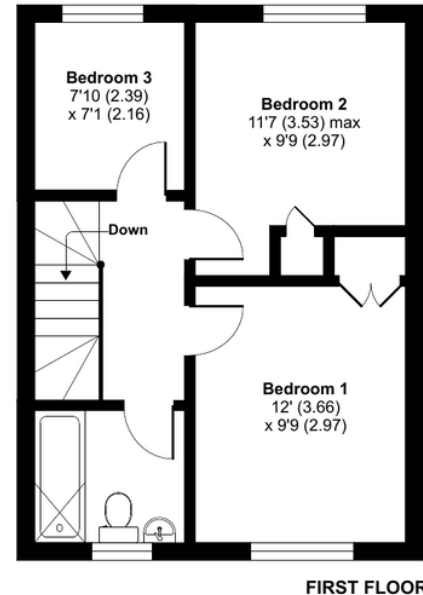
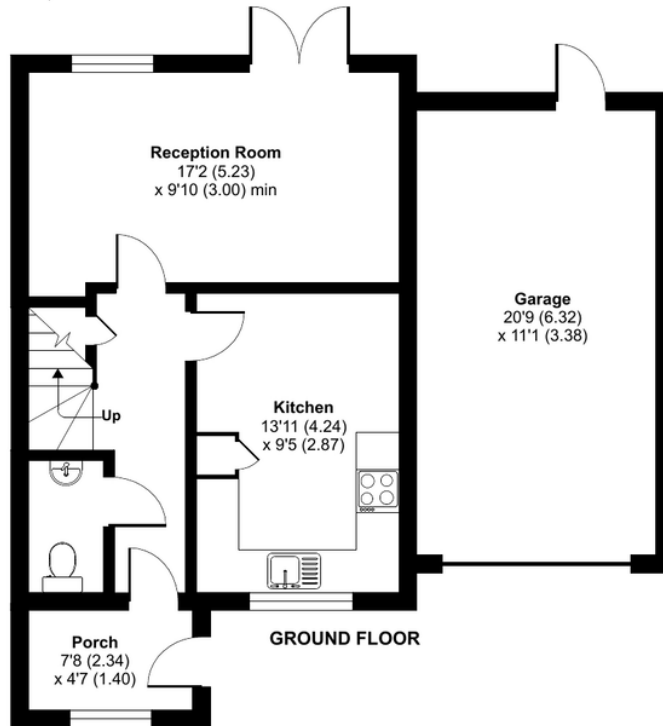
Little Wood Close, Cranbrook, Exeter, EX5

Approximate Area = 886 sq ft / 82.3 sq m

Garage = 233 sq ft / 21.7 sq m

Total = 1119 sq ft / 104 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Ashtons Complete (Complete Property). REF: 1313735



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