



4 Bedroom Detached Home

Take a look at this fantastic four-bedroom property with great kerb appeal! Complete with a lovely living room, spacious kitchen diner, low maintenance garden and bedrooms to fit the requirements of any kind. The property comes with parking in front of an integral garage which has fitted electrics, a nice-size front garden and a private outlook at the front of the property. Well worth a look

26 Copseclose Lane | Exeter | EX5 7AP





PROPERTY TYPE

Detached House



SIZE

1120 SQFT



LOCATION

Cranbrook



AGE

Modern



BEDROOMS

4



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

EON District Heating System



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Enclosed Garden, Patio



EPC RATING

82 B



COUNCIL TAX BAND

E



in a nutshell...

- Driveway and Garage
- Kitchen Dining Room
- Lounge
- Close To Local School
- En-Suite Shower Room
- Close To Local Amenities
- Easy access to M5 and A30
- Excellent Travel Links to Exeter
- Close to new Town Centre & Country Park





the details...

Copseclose Lane is a beautifully presented four bedroom family home, ideally positioned in a sought-after part of Cranbrook and enjoying the rare advantage of open green space to the front.

Approaching the property you are welcomed by a charming front garden and a driveway providing off road parking and an electric car charger in front of an integral garage, which benefits from an electric power supply . Stepping through the front door, a bright and welcoming hallway provides the perfect introduction to the home. The hallway features carpeted flooring and leads to a well decorated ground floor WC. The living room, located as the first door on the right, is a comfortable and inviting space also finished with carpet.

To the rear of the property is a generously sized kitchen/dining room, offering ample space for a dining table, making it a fantastic area for both everyday meals and entertaining. The kitchen is well equipped with a sink, oven and space for a washing machine and fridge freezer. Patio doors lead directly from the kitchen out to the rear garden providing access to the rear garden, as well as a lovely bright feel to the area.



What the owner loves most...

This property is in a lovely quiet location and feels very tucked away whilst being in walking distance to all the local amenities.



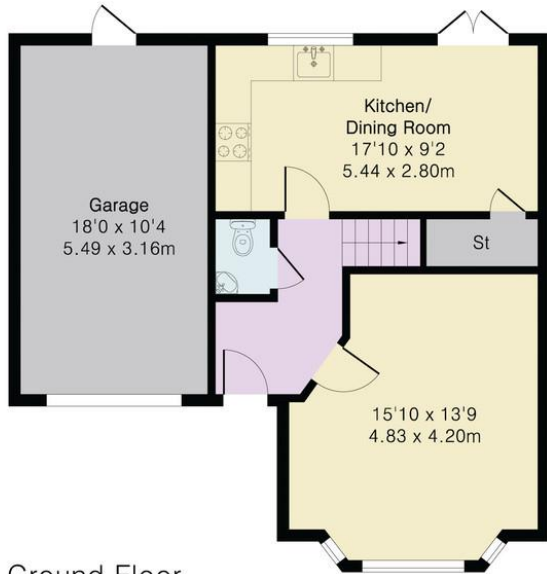
the floorplan...

Approximate Gross Internal Area 1120 sq ft - 104 sq m (Excluding Garage)

Ground Floor Area 463 sq ft – 43 sq m

First Floor Area 657 sq ft – 61 sq m

Garage Area 200 sq ft – 19 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

complete.

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Bear in mind...

This property benefits from a front and rear garden.



the location...

Upstairs, the property continues to impress with a spacious landing that leads to four well proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a family bathroom, providing excellent accommodation for growing families or those needing additional home office space.

Outside, the rear garden is a fantastic size and has been thoughtfully designed to be low maintenance. A large patio area provides the perfect space for outdoor dining and entertaining, while gravelled sections keep upkeep minimal. Surrounding flower beds run around the perimeter of the garden, adding colour and character throughout the seasons and a summer house adds an outside room for shade in the summer heat.

This is a wonderful opportunity to purchase a spacious and well located family home, well worth arranging a viewing with us.

Tenure: Freehold
Council Tax Band E





complete.

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