



Offers in excess of £875,000

32a Cranford Avenue, Exmouth, Devon, EX8 2QA



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Scandinavian style detached house in the sought after avenues of Exmouth in a tucked away level plot with a wide level drive.

**Approximately 1934 sq ft of accommodation.
Large Sitting Room. Dining Room. Kitchen. Utility Room.
Downstairs Shower Room. Reception Hallway.
Drawing Room/Bedroom 4. Sunroom.
3 First floor Bedrooms one En- Suite. Family Bathroom.
Triple Glazing. Landscaped level mature Gardens.
Large Detached Garage. Ample Parking.**

DESCRIPTION

Detached 'Scandi-Hus' style house tucked away at the bottom of a private driveway, in the wonderful sought-after area of 'The Avenues'.

Scandia-Hus have been designing and manufacturing highly energy-efficient, bespoke timber frame homes in the UK for 50 years. They have a wealth of experience and an excellent reputation for combining the benefits of advanced Swedish technology with the best of traditional British architectural style and building craftsmanship.

32a Cranford Avenue was built in 2004 as a highly insulated eco efficient home benefitting from triple glazing, mechanical air change, and a built-in vacuuming system."

The property offers spacious, light and airy living accommodation with the ground floor accommodation comprising 3/4 reception rooms (one reception room could be used as bedroom 4), kitchen, utility room and shower room. On the first floor are 3 good sized double bedrooms and a family bathroom, with the master bedroom having an en-suite shower room. A real feature of the property is its secluded lawned gardens with two decked areas, all fully fence enclosed and benefitting from facing South-West. The property boasts triple glazing throughout, has ample parking and turning space, and a large detached garage with power and light.

LOCATION Exmouth is a popular coastal town surrounded by beautiful Devon countryside and yet only twelve miles by road and rail from the Cathedral City of Exeter, with its intercity railway station, airport and access onto the M5 motorway. Exmouth boasts over three miles of golden sands and is ideal for a range of activities including boating, sailing and water skiing. The town also has a range of shops including an M&S Foodhall, a variety of restaurants, schools, a modern sports centre, swimming pool and various other amenities. The local shops at Littleham Cross are conveniently located just up the road from the property offering a good selection of local services including a convenience store, bakers and a post office.

The accommodation comprises (all measurements are approximate):

GROUND FLOOR: Solid wood entrance door to the...

ENTRANCE HALLWAY: Triple glazed window to front. Wood flooring. Storage heating. Stairs to first floor. Double doors leading off to the sitting room and solid wood doors leading off to the...

SHOWER ROOM: 8' (2.44m) x 5' 6" (1.68m): White suite comprising enclosed flush low -level WC. Wash hand basin with tiled splashback and mixer tap with cupboards under. Walk-in shower cubicle with glass door and built-in shower. Tiled floor. Triple glazed window to front. Chrome rung radiator. Extractor fan. Downlighters. Light with shaver point.

SITTING ROOM: 24' 9" (7.54m) x 15' 4" (4.67m): A particularly large room with two triple glazed windows to the rear and triple glazed double doors to the rear leading out onto a timber decked balcony. Solid wood flooring. Storage heater. Electric heater. Archway through to dining room. Glazed doors leading through to the...

SUNROOM: 12' 1" (3.68m) x 11' (3.35m): Triple glazed windows to all sides and a triple glazed door leading out onto a second decked balcony. Three double glazed Velux windows. Timber clad vaulted ceiling. Tiled floor with underfloor heating.

DINING ROOM: 13' 1" (3.99m) x 11' 8" (3.56m): Two triple glazed windows to the rear. Electric heater. Glazed door leading back to the kitchen. The kitchen also has a glazed door leading back to the hallway and a glazed door leading through to the utility room.

KITCHEN: 13' 1" (3.99m) x 9' 5" (2.87m): Polished granite effect worktop surfaces with inset stainless- steel sink and drainer with mixer tap and shower attachment. Built-in Stoves cooker with four ring ceramic hob. Cupboards and drawers under with dishwasher and fridge freezer. Matching wall mounted cupboards with underlighting. Cooker hood. Two triple glazed windows to the side. Electric heater.

UTILITY ROOM: 9' 4" (2.84m) x 5' 6" (1.68m):

Matching worktop surface in tiled splashback. Twin bowl stainless steel sink with central mixer tap. Cupboards and drawers under and space for washing machine. Triple glazed window to front and triple glazed door leading to outside. Electric heater. Extractor fan.

DRAWING ROOM / BEDROOM 4: 15' (4.57m) x 11' 3" (3.43m): Two triple glazed windows to the side and triple glazed window to the front. Electric heater.

FIRST FLOOR - LANDING: A generous landing space with a storage heater, double glazed Velux window, wood flooring, fully boarded attic which is accessed with a fitted loft ladder. Doors leading off to...

BEDROOM 1: 16' 9" (5.11m) x 15' (4.57m): Triple glazed window to side and two double glazed Velux windows to the rear. Beamed vaulted ceiling. Fitted wardrobe along one wall with four mirrored doors. Electric heater. Door to...

EN-SUITE: 10' 6" (3.20m) x 4' 3" (1.30m): Double shower cubicle with built-in shower. Wash hand basin with mixer tap and tiled splashback with cupboards and drawers under. Fitted vanity mirror with lighting above. Low level WC. Double glazed Velux window. Chrome rung radiator. Downlighters. Extractor fan.

BEDROOM 2: 12' 9" (3.89m) x 12' 6" (3.81m): Triple glazed window to side and double glazed Velux window to front. Electric heater. Pedestal wash hand basin with mixer tap and tiled splashback with fitted vanity mirror with lighting above.



BEDROOM 3: 12' 9" (3.89m) x 11' 4" (3.45m):

Double glazed Velux window. Electric heater. Recess for wardrobes.

BATHROOM: 9' 6" (2.90m) x 8' 2" (2.49m):

White suite comprising panelled bath with mixer tap, bidet, low level WC and wash hand basin with mixer tap in tiled splashback with cupboards under. Fitted vanity mirror with light with shaver point. Double glazed Velux window to front. Chrome rung radiator. Downlighters. Extractor fan. Built-in double airing cupboard with Megaflow hot water cylinder and fitted shelving.

OUTSIDE: The property is approached by a wide gravel private driveway with planted borders, this in turn leads to a gravelled parking and turning area which also provides access to the garage and entrance. The gardens surround the property with a fence enclosure and a wide variety of trees, shrubs and planted areas, all enjoying a southerly aspect and high degree of privacy.

LARGE DETACHED GARAGE with up and over door and side pedestrian door. Power and light.

DIRECTIONS: From Exmouth town centre proceed up Rolle Street and take the first exit at the roundabout onto Salterton Road. Carry straight on at the traffic lights, past The Cranford Sports Club. Take the fourth right hand turn into Stevenstone Road. At the end of the road turn left and the property can be found almost immediately on the right -hand side. Please note the property cannot be seen from the road, it is tucked away at the end of the drive.

WHAT3WORDS///focal. fight. shape

TENURE: Freehold

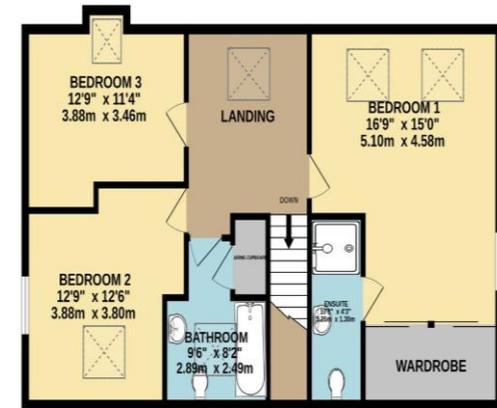
SERVICES: Electric, water, drainage (gas main has been brought to the house, but not connected).

COUNCIL TAX: G - £3871.13

GROUND FLOOR
1132 sq.ft. (105.1 sq.m.) approx.

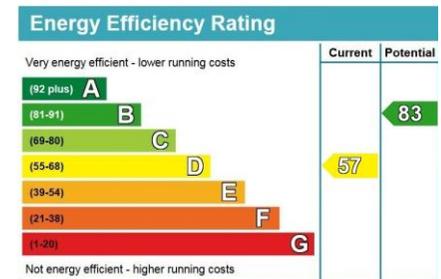


1ST FLOOR
803 sq.ft. (74.6 sq.m.) approx.



TOTAL FLOOR AREA : 1934 sq.ft. (179.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Health and Safety Statement

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Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particular, they may be available by separate negotiations. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs may have been taken using a wide angle lens.

