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31 Cromwells Meadow, CREDITON, EX17 1JZ

Guide Price £410,000

A stunning four-bedroom detached family home situated in a peaceful cul-de-sac within one of Crediton's most sought-after residential areas.

**Winkworth**

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Perfectly designed for modern family living, this property is immaculately presented and boasts spacious, light-filled accommodation throughout.

On the ground floor, you'll find a large open-plan kitchen/dining room featuring beautifully fitted units, ideal for family meals and entertaining. The spacious living room benefits from sliding doors opening onto the enclosed rear garden, while a spacious entrance hall provides ample storage for shoes and coats. There is also a convenient downstairs cloakroom and a practical utility room located off the kitchen.

Upstairs, the landing leads to the master bedroom, which offers fitted storage and a recently modernised en-suite shower room. There are two further generous double bedrooms, a well-proportioned single bedroom, and a stylish family bathroom.

Outside, the property offers an attractive rear garden, with level lawns and large area of decking, ideal for outdoor seating. Additional benefits include ample driveway, parking and a double garage.

Cromwells Meadow is a highly desirable development of spacious family homes on the outskirts of Crediton. This location is ideal for families, with easy access to local dog walks, including the picturesque Shobrooke Park. Convenient amenities such as Morrisons Supermarket are close by, while the vibrant High Street is just a short drive away, offering a range of shops, cafes, and services.

NOTE: The title contains historic Rights & Restrictions. Please refer to agent for more details.

DIRECTIONS: Using the what3words app, search -  
 ///flattens.gladiator.rots

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## AT A GLANCE:

Large Detached Family Home  
 Four Bedrooms  
 Gas Central Heating  
 Presented In Excellent Order Throughout  
 Lovely Town Edge Location  
 Parking & Double Garage  
 Spacious Enclosed Gardens  
 Sought After Development

## PROPERTY INFORMATION:

COUNCIL TAX: Band E  
 SERVICES: Mains Electric, Water & Drainage.  
 BROADBAND: Superfast Broadband Available FTTC  
 (Fibre To The Cabinet). Checked on Openreach.  
 MOBILE SIGNAL: Coverage May Be Limited With  
 Certain Providers  
 HEATING: Gas Central Heating  
 LISTED: No

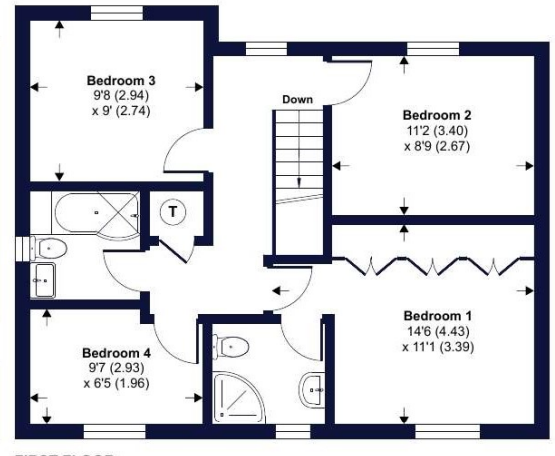
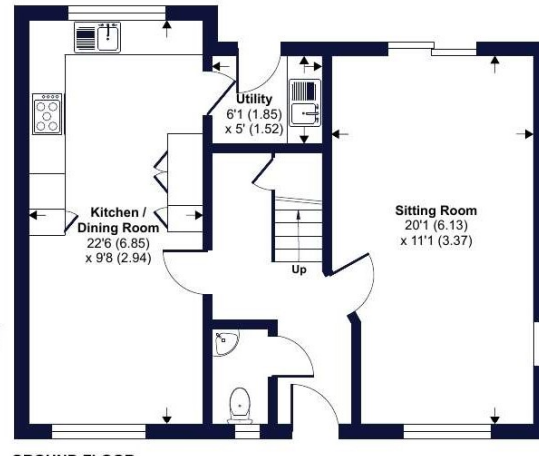
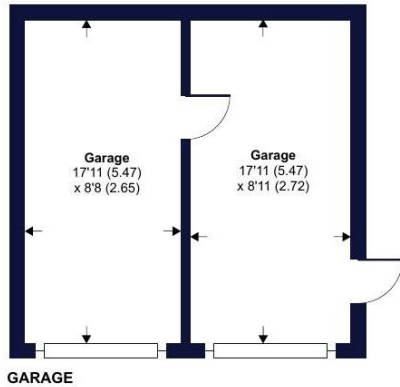
## Cromwells Meadow, EX17

Approximate Area = 1188 sq ft / 110.4 sq m

Garage = 325 sq ft / 30.2 sq m

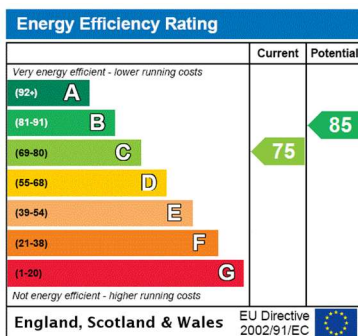
Total = 1513 sq ft / 140.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Winkworth. REF: 1219801

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