



23 Tidcombe Lane, Tiverton, Devon EX16 4DZ
£725,000

This stunning four-bedroom detached home located in a sought-after residential area of Tiverton offers spacious and comfortable living. This property combines modern amenities, a spacious layout, and a desirable location to offer a truly exceptional living experience. Whether you're enjoying the large rear garden, cooking in the modern kitchen, or unwinding in one of the four bedrooms, this home embodies comfort, style, and convenience for modern living.



Description

Enter into a grand and welcoming entrance hall that exudes elegance and sophistication. The spacious area is adorned with sleek grey walls that provide a neutral backdrop, allowing the silver wood effect flooring to shine and create a sense of luxury. The entrance hall is designed to be both functional and beautiful, with doors leading off to all the main rooms of the house.

To the rear of the hall is the modern kitchen featuring midnight blue wall and base units that exude sophistication and style. The deep, rich hue contrasts beautifully with the sleek quartz countertops, creating a dramatic and elegant aesthetic. The smooth, glossy surface of the quartz worktops gleam under the soft ambient lighting, adding a touch of luxury to the space. Built-in appliances such as a fridge freezer, dishwasher, double oven, induction hob, extractor fan, and warming draw seamlessly blend into the cabinetry, offering a seamless and cohesive look. This large modern kitchen is designed for both form and function, with ample storage space in the cabinets and drawers to keep the countertops clutter-free. Whether whipping up a gourmet meal or enjoying a casual breakfast, this kitchen is sure to impress with its contemporary design and luxurious feel. Karndean flooring flows through the kitchen and into the dining room.

The dining room is both elegant and practical, offering a perfect setting for intimate meals or lively gatherings. The room features ample space for a 6-seater dining table, providing a cosy yet spacious area for family and friends to come together.

One of the standout features of the dining room is its dual aspect, allowing natural light to flood in from two sides of the room. A picture frame window overlooks the lush greenery of the rear garden, bringing the outdoors in and providing a serene backdrop for dining.

To the rear of the hall you step into a grand and inviting lounge, a sanctuary of comfort and style that exudes warmth and elegance. This expansive space is flooded with natural light, creating a welcoming and airy ambiance that invites relaxation and tranquillity. The focal point of the room is the unique windows that overlook the stunning rear garden, offering picturesque views of nature's beauty that change with the seasons. A gas fired burner radiates a warm glow and crackling fire adds a touch of rustic charm and warmth. The lounge is tastefully decorated with a blend of classic and modern elements, creating a harmonious balance of comfort and sophistication.

Bedroom One is found on the ground floor. The room boasts plush carpeting that beckons bare feet to sink into its softness, creating a comforting and inviting atmosphere. Tasteful decorations adorn the space, adding a touch of elegance and style to the room's ambiance.

Bedroom Two is also found on the ground floor, offering a spacious and inviting retreat with its ample size and thoughtful design. This good-sized double bedroom exudes comfort and relaxation.

Completing the ground floor is the convenient and stylish Shower Room, a spacious oasis that offers both functionality and luxury. The room features a large walk-in shower cubicle, a WC and vanity unit, adding practicality and convenience to the space.

As you ascend to the first floor of this stunning property, you are greeted by a space that exudes light and airiness, creating a welcoming and inviting atmosphere.

To the left of the landing you will discover Bedroom Three, a generously sized room. The thoughtful design of this space includes built-in eaves storage that spans the entire length of the room, providing ample storage solutions without compromising on style. A door located within Bedroom Three leads to a well-appointed Bathroom, offering the convenience of an en-suite setup.

To the right of the first floor is Bedroom Four. The spacious layout offers ample room for customisable design and décor options, allowing you to personalise the space to suit your individual style and preferences. The built-in eaves storage not only provides practical storage solutions but also serves as a stylish feature that enhances the overall ambiance of the room.

Completing the first floor is the enchanting Snug, a charming and inviting space that beckons you to unwind after a long and hectic day. In addition to being a haven for relaxation, the Snug also serves as a versatile

working space for those who prefer to work from the comfort of their own home.

Externally, the expansive south facing rear garden is a true paradise, offering an array of inviting spaces to relax and savour the beauty of the summer months. The garden is predominantly laid to lush green lawn, creating a soothing and picturesque backdrop that exudes a sense of serenity and calm. It also features a delightful seating area, perfect for al fresco dining, hosting garden parties, or simply enjoying a leisurely afternoon with loved ones. The well-positioned seating area offers a prime vantage point to admire the verdant surroundings and soak in the warm sunshine, creating a perfect setting for relaxing and unwinding in style and comfort.

An additional highlight of this property is the fantastic outbuilding, thoughtfully used by the current owner as a gym. Complete with electricity and insulation, this versatile space offers endless possibilities to suit your lifestyle needs.

Furthermore, accessed from the rear garden is the highly convenient utility room, seamlessly blending with the aesthetic of the kitchen with its matching units. Equipped with plumbing for a washing machine and ample space for a tumble dryer.

A door leads into the boot room, which also has a useful door that leads to the front of the property, making this a great way to enter the property without having to walk your shoes through the home.

Located to the left of the boot room, you'll find a remarkably versatile study that offers a multitude of practical possibilities. This welcoming space not only serves as a functional workspace for productivity and organization but also doubles as a retreat for indulging in creative hobbies and passions.

There is planning permission for a single storey extension to the side of the property.

Council Tax Band, Tenure & Services

Council Tax Band - E. Freehold. Mains Gas, Electricity, Water and Drainage

The property benefits from solar panels.

Electric car charging point installed.

Tiverton

Tiverton is a market town in Mid Devon with a wide range of amenities, with a range of shops, recreational and educational facilities, as well as superb travel links to Exeter and Taunton via the North Devon link road, the M5 accessible from here via junction 27.

Sales enquiries

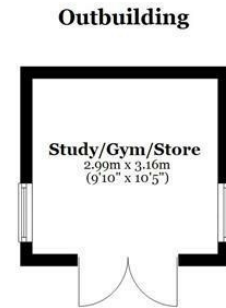
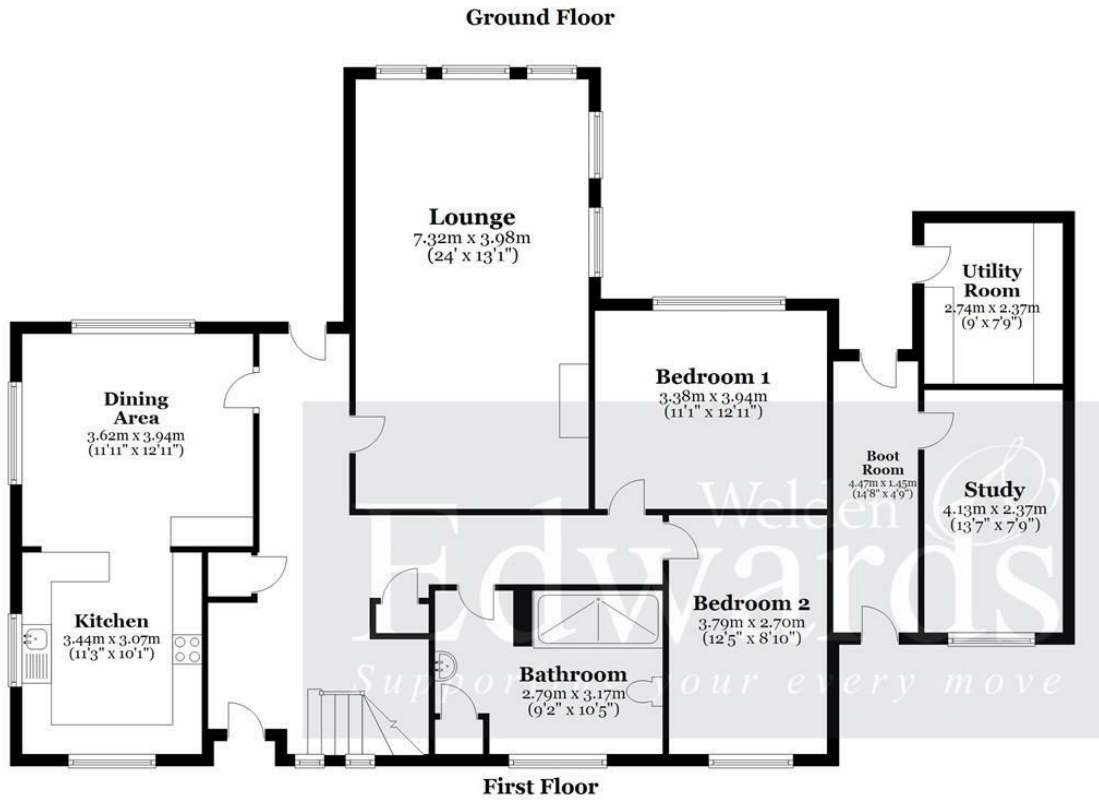
If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at sales@weldenedwards.co.uk.

Disclaimer

Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.

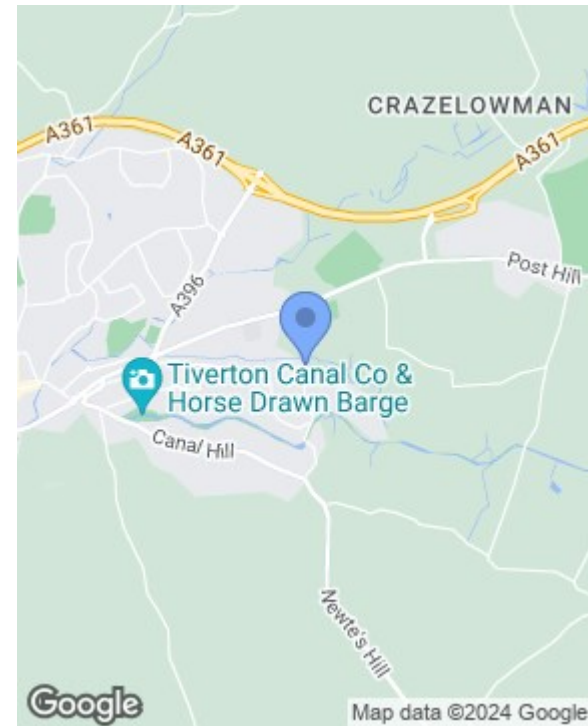






Total area: approx. 195.6 sq. metres (2105.6 sq. feet)
 This plan is for guidance only and is not to be relied upon. Measurements are approximate.
 Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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