



32 Crowden Crescent, Tiverton, Devon EX16 4ET
£650,000

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Nestled in a tranquil setting, just a stone's throw from the picturesque canal, this stunning detached residence has undergone a meticulous renovation to achieve modern comfort and style. Benefiting from four double bedrooms, a stunning open plan kitchen/diner/family room, as well as a impressive rear garden, this property needs to be viewed to appreciate all it has to offer.



Description

Upon entering through the front door, you are greeted by the stylish entrance porch, a practical yet charming space designed to store your shoes and coats. Moving into the spacious hall, you are immediately struck by the elegance of the Oak and glass double doors that lead to all the ground floor rooms. To the left, these doors open into the inviting lounge, bathed in natural light streaming through the generous windows. The ambiance is further enhanced by the crackling wood burner, creating a cosy retreat during the colder seasons.

On the right side of the hall, another set of Oak and glass double doors reveal the heart of this exquisite home. The dining area offers ample space for a large dining table, seamlessly merging into the recently upgraded kitchen. Featuring modern grey wall and base units, fitted with top-of-the-line appliances such as Neff ovens, an induction hob, dishwasher, fridge and freezer, this kitchen is a chef's dream. The addition of a wine cooler in the kitchen island elevates the social aspect of this space, perfect for entertaining guests. The family area, located adjacent to the kitchen, provides a seamless indoor-outdoor living experience with bi-fold doors and the added touch of under floor heating.

A separate inner hall leads to Bedroom Four, a generously sized room with a luxurious en-suite, ideal for multi-generational living. Across the hall, the utility room with a laundry area to the rear, provides convenience and practicality. The store/boot room at the rear of the hall offers additional storage, leading to the garage with an electric roller door. Completing the ground floor is a useful WC and under-stair storage.

Ascending to the first floor, the spacious landing leads to Bedroom Two, with ample eaves storage and stunning views of the surrounding fields. Bedroom Three, also offering lovely views, is located adjacent to Bedroom Two. The highlight of the first floor is Bedroom One, a sanctuary with sage green fitted wardrobes and an en-suite featuring contemporary design elements. Bedroom One and the ensuite also have the added luxury of underfloor heating.

The first floor also includes a versatile eaves storage area and a family bathroom with modern amenities.

The rear garden of this property is a true oasis, providing space for outdoor living and entertaining. Stretching around the property, the garden is an impressive size creating a peaceful and private sanctuary.

The front of the property boasts a large driveway with parking for up to 6 cars, completing this exceptional home.

Services, Tenure & Council Tax Band

All Mains Connected

Freehold

Council Tax Band - D

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.

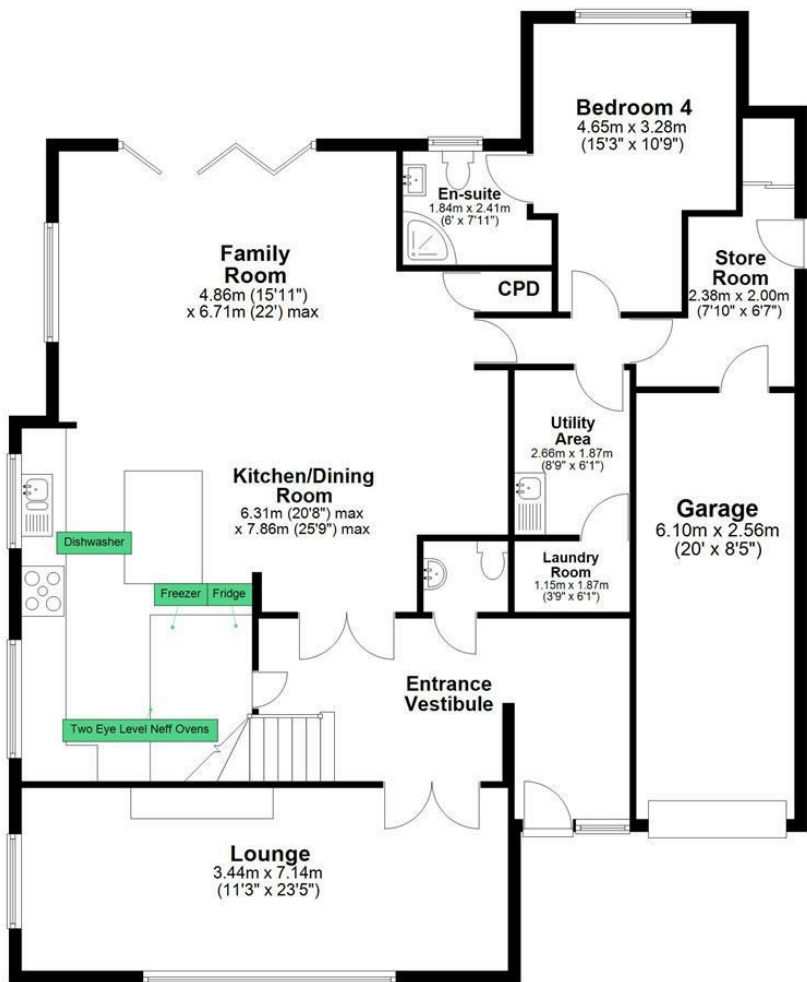






Ground Floor

Approx. 152.9 sq. metres (1645.4 sq. feet)



First Floor

Approx. 79.2 sq. metres (852.6 sq. feet)

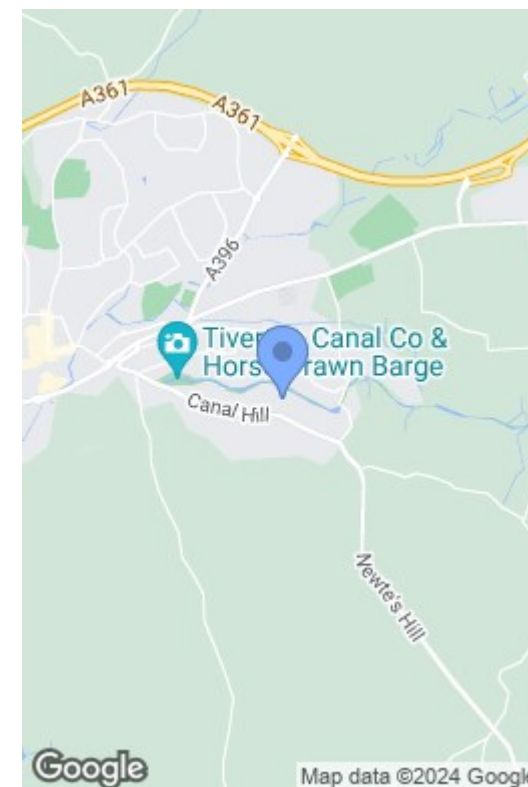


Total area: approx. 232.1 sq. metres (2498.0 sq. feet)

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



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