



35 Tidcombe Lane, Tiverton, EX16 4DZ
Asking Price £1,100,000

Discover a stunning five double-bedroom detached home just a stone's throw from Blundell's School. Recently upgraded to a high standard by the current owners, this magnificent property combines modern elegance with spacious living. Highlights include a generous garden studio, perfect for a home office or creative space, and a convenient carport offering ample parking. This exceptional home truly must be seen to appreciate its beauty and the numerous features it has to offer.



Description

As you ascend the step, you are greeted by the main hallway, adorned with exquisite wooden herringbone flooring that exudes sophistication. This inviting entryway seamlessly introduces you to the staircase leading to the first floor, and features a chic ground floor W.C. The stunning herringbone flooring flows effortlessly into the sitting room, a spacious dual-aspect retreat highlighted by a striking fireplace with a cosy wood burner. Here, large arched windows flood the space with natural light, offering delightful views over the neatly landscaped front garden.

Adjacent to this inviting area is a second reception room, also boasting two expansive arched windows that frame picturesque views of the property's front exterior.

At the heart of the home lies a significant rear extension, transforming the kitchen and dining room into a luminous and expansive gathering space. Complementing the kitchen is a practical utility room conveniently located nearby, featuring a door that opens to the rear garden and a sheltered decked area, perfect for alfresco moments. From the utility, you can access a thoughtfully designed ground floor bedroom equipped with built-in wardrobes and charming French doors that lead directly to the front garden. This versatile room offers the potential for an en-suite addition, ideal for creating a self-contained living space.

Ascending to the first floor, the landing is bathed in natural light through an impressive skylight. This level accommodates four additional bedrooms and a tastefully designed family bathroom.

The primary suite serves as a luxurious retreat, complete with a well-appointed dressing room featuring built-in wardrobes and a vanity beneath the window. The elegantly panelled primary bedroom showcases dual-aspect windows and provides access to a stylish en-suite shower room, enhancing this private sanctuary.

Bedroom two is an airy and spacious haven, featuring two windows that overlook the front garden. An open archway connects through to a dressing area with built-in wardrobes and an en-suite shower room, offering both practicality and comfort.

The third bedroom is another generous double, adorned with dual-aspect windows and additional built-in wardrobes. The fourth bedroom also benefits from fitted wardrobes and a window capturing the front view.

The family bathroom is illuminated by a Velux window, featuring luxurious rose gold fixtures that harmonize beautifully with the navy and white colour palette. Ample fitted cupboards provide practical storage solutions.

Bi-fold doors from the expansive open-plan kitchen/dining extension lead onto a large decked area, creating a fluid indoor-outdoor living experience ideal for entertaining. This deck provides ample room for outdoor seating arrangements and a hot tub. A level lawn, adorned with stepping stone pathing, guides you to a side garden, while a covered decking area is conveniently situated at the rear of the utility room.

Towards the rear of the garden, a secondary raised decking area features a charming summer house. Adjacent to this space is an additional lawn and access to a stunning garden studio, characterised by its glass and wooden staircase that ascends to a spacious balcony—an idyllic spot to relish evening sunsets. This contemporary garden studio, with its expansive glazed

frontage, functions as a versatile office space and includes the convenience of its own shower room and utility facilities.

Beside the property, a driveway leads to a covered carport, accommodating several vehicles and adding to the property's convenience.

Council Tax, Tenure & Services

Council Tax - F

All Mains Connected

Freehold

Ofcom Broadband Speeds: Ultrafast 900 Mbps

Ofcom Mobile Signal: EE, O2, Three & Vodafone - Limited

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

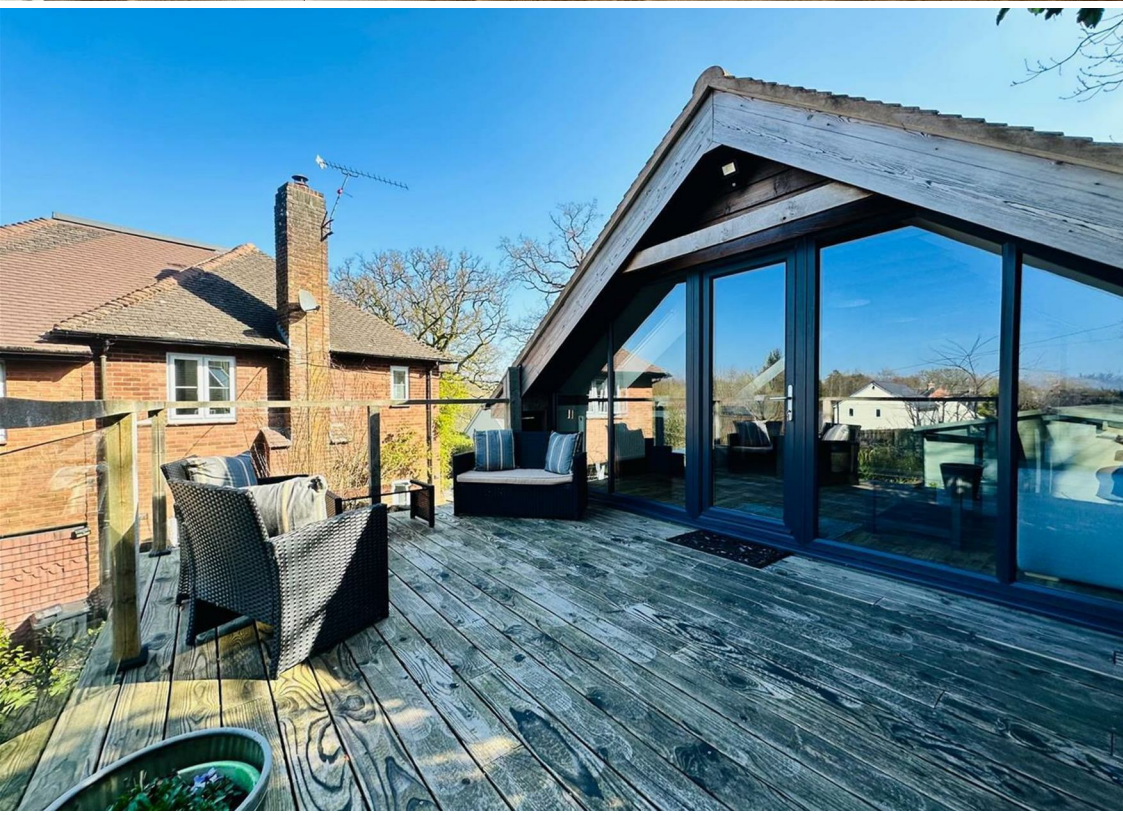
If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at sales@weldenedwards.co.uk.

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.







Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(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		

