



22 FLINT FIELD WAY,
TITHEBARN, EX1 3XN



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CHECK OUT this immaculately presented, contemporary detached home, nestled in the sought-after Tithebarn, ideally positioned close to the City Centre, M5, and A30. Offering four generous Bedrooms, a bright and airy Living Room, sleek Kitchen/Dining space, Family Bathroom, En-suite Shower Room, and a convenient Cloakroom. Outside, enjoy a spacious Rear Garden, Single Garage, and Off-Road Parking.

- Tenure: Freehold
- Council Tax Band E
- Main Utilities, District Heating System, Electric, Water & Drainage

*“This home
has had
everything we
have needed,
beautiful
location,
plenty of
space, large
garden and
garage. We
have been
very happy
here!”*



Detached



Town



4
Bedrooms



2
Bathrooms



Lounge,
Kitchen/Dining +
Utility



Garage and
Off Road Parking



Garden
& Patio



Council
Tax: E



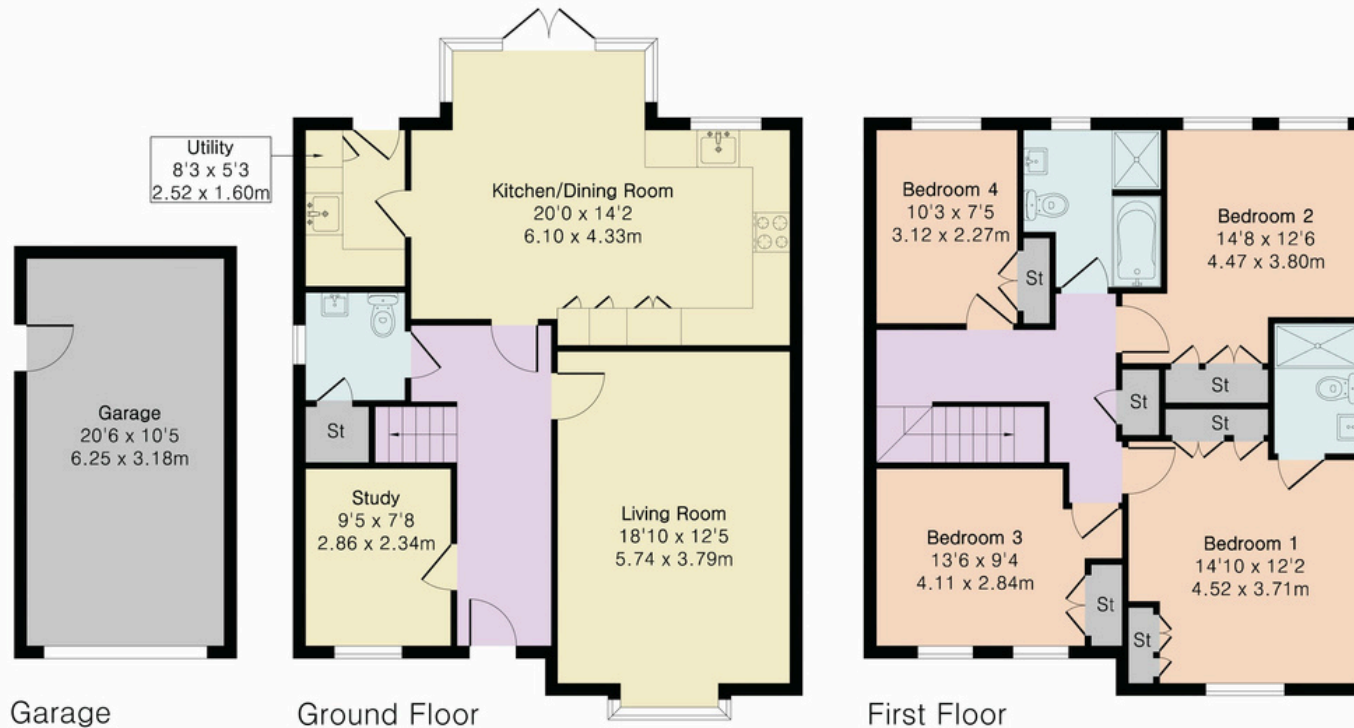


**Approximate Gross Internal Area 1495 sq ft - 139 sq m
(Excluding Garage)**

Ground Floor Area 772 sq ft – 72 sq m

First Floor Area 723 sq ft – 67 sq m

Garage Area 214 sq ft – 20 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

complete.

Whilst every attempt has been made to ensure the accuracy of the floor plans 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. Made with Metropix ©2023



THE HOME...

A paved pathway, framed by mature plants and shrubs leads to the front door which is sheltered beneath a storm porch. Step inside and you're greeted by a spacious Entrance Hallway, thoughtfully designed with ample room for coats and shoes..

A chic, polished tiled floor draws you through to the contemporary Kitchen/Diner at the rear of the property, where the same elegant flooring continues. This upgraded kitchen features sleek, integrated units and a full suite of appliances, including a double oven, halogen hob, fridge/freezer, and dishwasher. There's generous space for a dining table to comfortably seat six, while French doors open out to the rear garden, bathing the room in natural light.

Completing this space is a practical Utility Room, offering additional worktop space, storage, and dedicated areas for both a washing machine and tumble dryer. A side door provides convenient alternative access to the garden.

The Sitting Room is generously proportioned and enjoys peaceful views over the front of the property and the green space beyond. Soft carpeting adds comfort and warmth, making it an inviting space to relax or entertain. The immaculate Home Office shares the same tranquil outlook.

Completing the ground floor is the Cloakroom, finished with the same polished tiled flooring for a cohesive feel. Half-tiled walls, a WC, wash basin, and a generous fitted cupboard offer both practicality and style.

Carpeted stairs rise to the First Floor, where you'll find four Bedrooms and a stylish Family Bathroom. Three of the bedrooms are generous doubles, while Bedroom Four is a well-proportioned single. All benefit from soft carpeting and built-in wardrobes, offering comfort and practicality in equal measure.

The Principal Bedroom enjoys far-reaching countryside views and features a second fitted wardrobe alongside a luxurious En-Suite Shower Room. Thoughtfully designed, the En-Suite includes floor-to-ceiling tiling, wood-effect vinyl flooring, a double shower, wash basin, WC, and heated towel rail.

Bedroom Two is positioned at the rear of the property and enhanced by characterful panelling, while Bedroom Three shares the same tranquil outlook as the Principal Bedroom.

The Family Bathroom is beautifully presented, featuring half-tiled walls and practical vinyl flooring. A heated towel rail adds comfort, while the WC, wash basin, tiled shower, and separate bath offer both style and functionality.

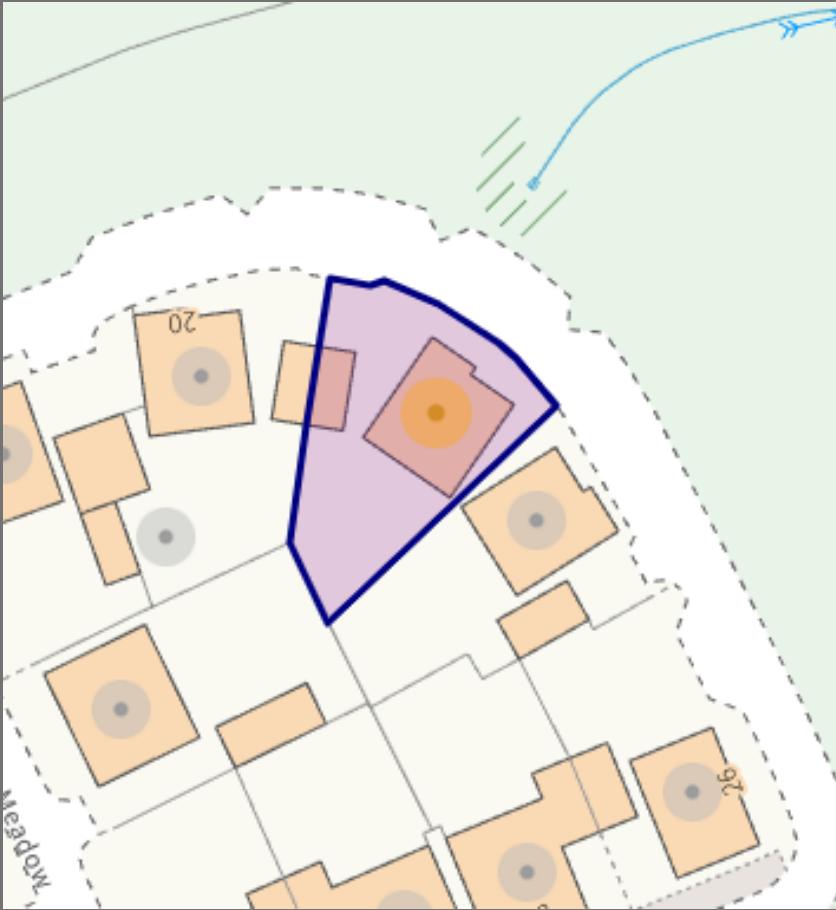
Outside, the rear garden is generous in size, featuring a large lawn and an expansive patio, perfect for outdoor dining or entertaining. The patio continues around the side of the property, where there's space for a shed, pedestrian access to the garage, and a rear gate leading to two off-road parking spaces.

The single garage is equipped with an up-and-over door, power, and lighting, offering secure storage or additional workspace.

Tenure - Freehold
Council Tax Band E







LOCATION

Please check Google maps for exact distances and travel times. Property postcode: EX1 3XN

Schools


- St Martin's C of E Primary & Nursery School
- Cranbrook Education Campus Combined primary and secondary school

Bus Stops

- Stone Barton Road 0.2 mi

Transport Links

- Cranbrook Rail Station 3.2 mi
- Exeter International Airport 3 mi
- M5 1.5 mi



COMPLETE - Thoroughly Good Property Agents

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SIGNATURE HOMES

complete.