



Hutchings Drive
Tithebarn Exeter EX1 3UQ

for sale guide price
£375,000



Property Description

GUIDE PRICE £375,000 - £400,000

Situated within the popular Tithebarn development in Exeter, this spacious and beautifully finished three bedroom detached home offers modern and well-balanced accommodation, ideal for family living.

The ground floor comprises a welcoming living room positioned to the front of the property. To the rear, there is a bright open plan kitchen/dining area, perfect for entertaining and everyday use, complemented by a separate utility area for added practicality. The entrance hallway also provides access to a convenient ground floor W.C. Upstairs, the property offers three good sized bedrooms, including a principal bedroom with en-suite shower room, along with a modern family bathroom.

Externally, the property occupies a generous corner plot, providing ample outdoor space. The garden features a patio area, lawn, and a standout large summer house. This impressive structure is divided into two sections-a relaxing family room and a separate workshop-both benefiting from doors opening onto the garden. To the rear, there is additional storage space with access through to the garage.

Further benefits include a garage and private off-road parking located in front.

This fantastic home offers a great combination of modern design, space, and versatility in a highly desirable location.

Agents Notes

The property is still under NHBC Warranty.

Heating is provided by District E-On System.

Living/ Dining Room

Double glazed front aspect window, fitted blinds, wall mounted radiator.

Kitchen/ Diner

Double glazed rear aspect window and French doors, wall and base units, work surfaces, oven and hob, sink unit, space for fridge freezer and dish washer, wall mounted radiator.

Utility Room

Cupboards, work top, space for under-counter appliances, door to side.

Downstairs WC

Low level toilet, wash hand basin, wall mounted radiator.

Landing

Double glazed side aspect window.

Bedroom 1

Double glazed front aspect window, wall mounted radiator.

En-Suite

Double glazed front aspect window, mains

shower, low level toilet, wash hand basin, extractor fan, heated towel rail.

Bedroom 2

Double glazed rear aspect window, wall mounted radiator.

Bedroom 3

Double glazed rear aspect window, wall mounted radiator.

Bathroom

Double glazed side aspect window, bath with electric shower over, low level toilet, wash hand basin.

Front Garden

Small front garden with shrubs and flower beds.

Rear Garden

Patio area, lawn, flower beds, plum, cherry and apple trees, rear door to garage.

Parking

Garage and driveway parking.

Summer House/ Workshop

Double glazed window and two double glazed French doors on to garden, insulated with power and light.

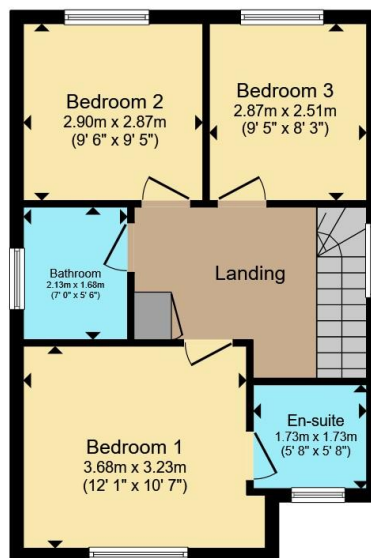




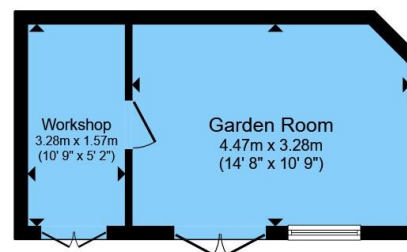




Ground Floor



First Floor



Outbuilding

Total floor area 109.6 m² (1,179 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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EPC Rating: B Council Tax
 Band: D

Tenure: Freehold

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