



Connells

Aldridge Place
Tithebarn Exeter

Aldridge Place
Tithebarn Exeter EX1 4AS

for sale guide price
£350,000



Property Description

Situated in a desirable tucked away position on the edge of the popular Tithebarn development, this immaculate three bedroom detached home offers stylish and spacious accommodation perfectly suited to modern family living. The ground floor comprises a welcoming entrance hall with stairs rising to the first floor. A generous living room enjoys French doors opening directly onto the rear garden, creating a bright and inviting space for relaxing and entertaining. The heart of the home is the impressive open plan kitchen/dining area, fitted with a modern range of units and offering ample space for family dining. A separate utility room and convenient downstairs W.C. complete the ground floor accommodation. Upstairs, there are three well-proportioned bedrooms and a modern family bathroom fitted with a panelled bath with shower over, wash basin and W.C. Bedroom three offers a good-sized single room, whilst bedroom two is a spacious double benefitting from dual aspect windows. The principal bedroom is particularly impressive, featuring a dressing area and modern en-suite shower room.

Outside, the rear garden has been thoughtfully landscaped to include an artificial lawn, gravelled seating area and an additional patio sun trap. The current owners have also installed a hot tub and garden bar, both of which may be available by separate negotiation.

The garden further benefits from rear access into the single garage, which in turn leads to a private driveway positioned to the front.

Agents Notes

The property is still under NHBC Warranty.

Heating is provided by District E-On System.

Living Room

Double glazed front aspect window, double glazed French doors to rear, electric fireplace, wall mounted radiator.

Downstairs WC

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

Kitchen/ Diner

Double glazed front and side aspect window, wall and base units, work surfaces, sink unit. fridge freezer, dish washer, oven and hob with extractor over, two wall mounted radiators.

Utility Room

Wall and base units, work surfaces, boiler, washing machine, door to garden, wall mounted radiator.

Landing

Double glazed rear aspect window, storage over stairs, wall mounted radiator.

Bedroom 1

Double glazed front and rear aspect window, wall mounted radiator.

En-Suite

Double glazed front aspect window, mains shower, low level toilet, wash hand basin, wall mounted radiator.

Bedroom 2

Double glazed rear aspect window, wall mounted radiator.

Bathroom

Double glazed front aspect window, bath with mains shower over, low level toilet, wash hand basin, part-tiled walls, wall mounted radiator.

Rear Garden

Artificial lawn, decking, patio, gravelled area, bar area.

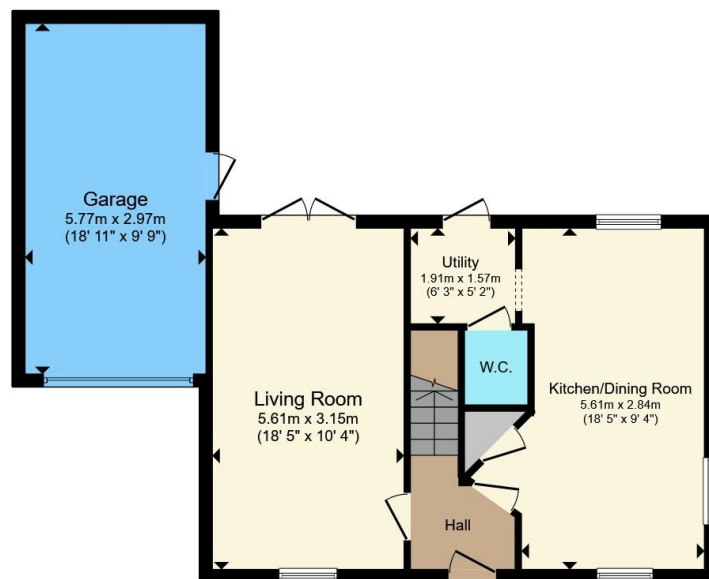
Parking

Single garage and driveway parking.

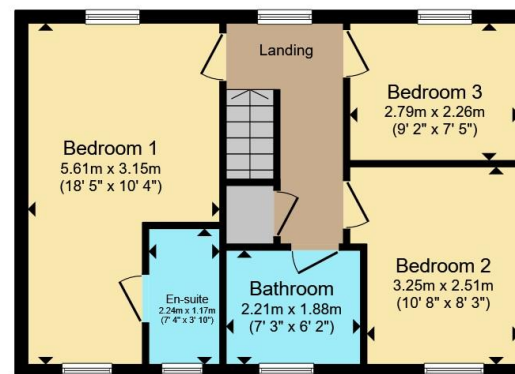








Ground Floor



First Floor

Total floor area 108.0 m² (1,162 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

Connells

To view this property please contact Connells on

T 01392 221 331
E exeter@connells.co.uk

8-9 South Street
 EXETER EX1 1DZ

EPC Rating: B Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/EXR317938



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: EXR317938 - 0004