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## Archard Place, Tiverton, EX16 4FR

### Asking Price: £385,000

A beautifully presented four-bedroom detached home with spacious interiors, versatile accommodation, and a truly exceptional landscaped garden.

**Winkworth**

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## DESCRIPTION:

Situated in Archard Place, Tiverton, this attractive detached property offers a fantastic combination of modern family living, practical features and a garden that really sets it apart from the ordinary.

Upon entering, you are welcomed by a spacious entrance hall, leading through to the principal ground-floor accommodation. The impressive kitchen/dining room is a real highlight, offering a contemporary range of units, generous worktop space and plenty of room for dining. This sociable space is ideal for everyday family life, entertaining guests and enjoying time together, with doors providing a lovely connection to the garden.

The separate living room offers a comfortable and inviting retreat, perfect for relaxing at the end of the day. A dedicated home office provides valuable flexibility for those working from home or needing an additional study space. The ground floor is further complemented by a useful utility room and a conveniently positioned WC.

Upstairs, the property boasts four well-proportioned bedrooms, offering flexibility for families, guests or those requiring additional workspace. The principal bedroom benefits from its own en-suite shower room, while a separate family bathroom serves the remaining bedrooms. Built-in storage areas add further practicality to the first-floor accommodation.

A garden that is truly something special.

One of the property's most distinctive features is its beautifully landscaped rear garden. Carefully designed to create interest, character, and a variety of places to enjoy, the garden features attractive raised beds, established planting, decorative stonework, and a striking water feature with a pond. The various levels create a wonderful sense of depth, while the mature greenery provides a private and peaceful setting.

A covered pergola and seating area offer a sheltered spot for outdoor dining, entertaining or simply enjoying the garden whatever the occasion. With its combination of ornamental planting, water features and thoughtfully arranged seating areas, this is far more than a typical garden and is sure to appeal to those who appreciate outdoor living.

Further benefits include a detached garage and driveway parking, providing useful additional storage and off-road parking.

Offering generous accommodation across two floors, a versatile layout and an exceptional outdoor space, this attractive home is ideal for buyers seeking a property with both practicality and personality.

A wonderful opportunity to make a spacious, well-appointed home your own, with a garden that must be seen to be fully appreciated.



## AT A GLANCE:

Four-bedroom detached home situated in the popular Archard Place area of Tiverton.

Spacious kitchen/dining room with contemporary fittings and plenty of space for family dining and entertaining.

Separate living room offering a comfortable and inviting space to relax.

Dedicated home office, ideal for working from home or as a study.

Practical ground-floor amenities, including a utility room, entrance hall and downstairs WC.

Four well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room.

Exceptional landscaped garden featuring a pond, waterfall, raised beds, established planting and a covered pergola seating area.

Detached garage and driveway parking, completing this attractive home with versatile living space and a truly distinctive garden.

## PROPERTY INFORMATION:

Council Tax: Band E - Mid Devon

Services: Mains Water, Mains Electric and Mains Gas

Broadband: Ultrafast Full Fibre Available Within This Postcode, Fibre to the Premises.

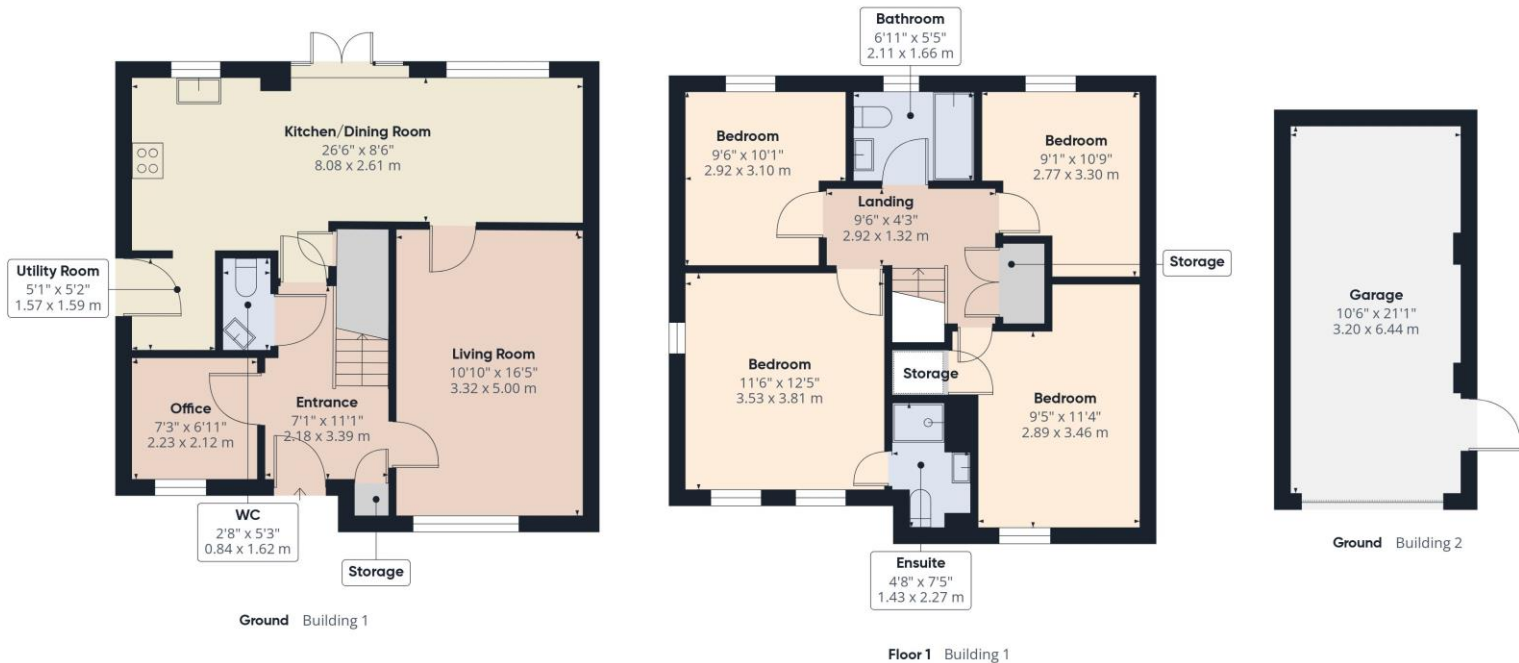
Mobile Signal: You are likely to get good coverage.

Tenure: Freehold

Directions:-

Using the what3words app, search:-

///hoops.bottle.inquest



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