



Aldridge Place, Tithebarn, EX1 4AS

Guide Price £375,000

A modern detached four bedroom home in the sought after area of Tithebarn. Constructed approximately three years ago the property benefits from low running costs with great transport links.

Winkworth

Crediton: 01363 773757
crediton@winkworth.co.uk

Exeter: 01392 271177
exeter@winkworth.co.uk

Winkworth.co.uk
Tiverton: 01884 675 675
Tiverton: 01884 675 675



The Property:

This beautifully presented home built just two years ago. Located in Tithebarn, an ever popular suburb of Exeter, this property is just a short distance away from the City Centre, the M5 and A30. This property is bright and airy throughout with high ceilings and spacious rooms.

A paved pathway leads to the front entrance, which sits beneath a practical storm canopy. Inside, the home enjoys an abundance of natural light and offers a warm, welcoming atmosphere, enhanced by community central heating and double glazing throughout.

Upon entering, you are greeted by a spacious hallway with room for coats and a radiator.

To the right, you'll find a generously sized living room, tastefully decorated in neutral tones and fully carpeted. A front facing window allows in plenty of natural light. Double doors open into the open plan dining and kitchen area, where French doors provide direct access to a small patio and the lawned rear garden.

The kitchen is well equipped with a range of wall and base units, space for a dishwasher, and under counter fridge and freezer. It also features a built in double oven, electric hob, and extractor fan. An understairs cupboard provides additional storage.

Just off the kitchen is a separate utility room with plumbing for a washing machine and space for a freestanding fridge/freezer. A downstairs cloakroom is also accessible from the utility, complete with WC and wash hand basin.

Carpeted stairs rise from the hallway to the first floor, which comprises four bedrooms, including a main bedroom with en-suite and a modern family bathroom.

The main bedroom also benefits from full length mirrored fitted wardrobes, an additional storage cupboard, and an en-suite shower room with WC, wash basin, and a heated towel rail. Bedroom Two is a spacious double with a front facing window, while Bedroom Three overlooks the rear garden. Bedroom Four is currently used as a nursery but would make an ideal home office or study.

The family bathroom is contemporary in style, featuring vinyl flooring, half tiled walls, a fully tiled bath with shower over, WC, wash basin, and radiator.

Outside, the rear garden is of a good size and mainly laid to lawn, complemented by a patio area, perfect for outdoor dining. The garden is fully enclosed, providing a safe space for children and pets. A side gate gives access to the driveway, which offers off-road parking for two vehicles.



At a Glance:

No Onward Chain

Four Bedroom Detached Home

Two Reception Rooms

Utility Room

Downstairs Cloakroom

Family Bathroom & Ensuite

Garage and Driveway Parking

Fully Enclosed Garden

PROPERTY INFORMATION:

COUNCIL TAX: Band E

SERVICES: Mains Electric, Water & Drainage

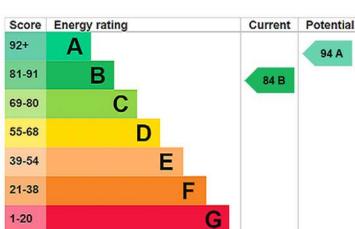
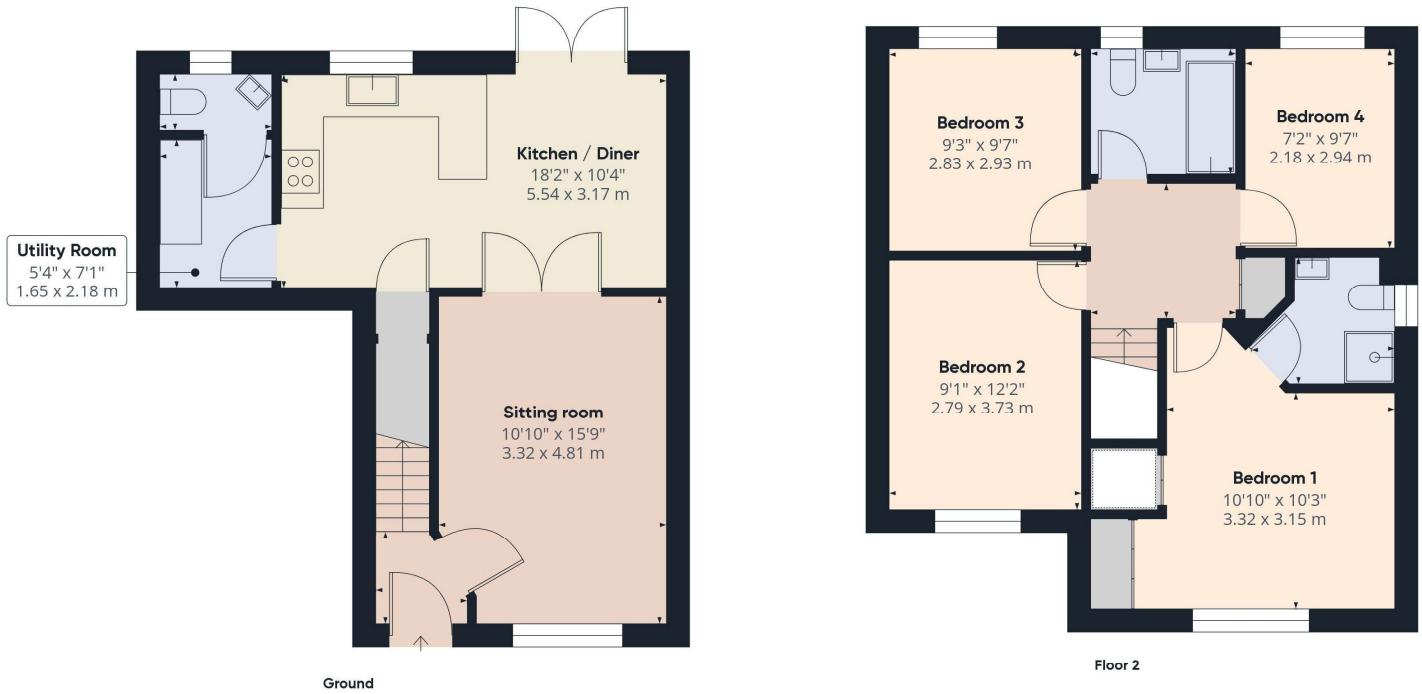
HEATING: District Heating Network. Run by E.ON

BROADBAND: Ultrafast. Checked on Ofcom 25

MOBILE: Signal Dependant on Provider

LISTED: No

TENURE: Freehold



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