



40 Sidelings Fields, Tiverton, EX16 4HG
Asking Price £460,000

Welden
Edwards
Supporting your every move

Introducing an extraordinary detached residence, uniquely situated in the highly desirable area of Tiverton. This remarkable home offers three generously sized bedrooms, a convenient workshop, and inviting driveway parking. The true gem of the property is its stunning open-plan living area, where style meets functionality in perfect harmony. This home is a must-see to fully appreciate the array of wonderful features it has to offer!



Description

As you step through the front door, you are welcomed by a spacious and inviting entrance hall that sets the tone for this elegant home. To your right, Bedroom Three unfolds before you—a generously proportioned space featuring dual-aspect windows that flood the room with natural light, creating a bright and airy atmosphere. Progressing further into the house, you come to Bedroom Two, a substantial double bedroom that boasts a large window framing enchanting views of Tiverton and the beautiful surrounding countryside.

However, the true gem of this residence is undoubtedly Bedroom One, an extraordinary personal retreat. This sanctuary is designed with built-in wardrobes for ample storage and features a luxurious en-suite bathroom that exudes sophistication. The modern design of the en-suite is enhanced by sleek grey tiling, with a spacious walk-in shower cubicle, a stylish hand basin, and a discreet toilet.

Adding to the allure of Bedroom One is a private balcony, accessed through expansive patio sliding doors that invite the sunlight to dance across the room. This delightful outdoor space offers breathtaking vistas of Tiverton, making it the ideal setting for alfresco dining or unwinding after a long day.

As you make your way back to the entrance hall, your gaze is drawn to the magnificent staircase, elegantly designed and complemented by a large picture window. This feature not only illuminates the space but also frames beautiful views of the side garden, contributing to the home's warm ambiance.

Completing the ground floor is a well-appointed family bathroom, showcasing floor-to-ceiling tiling that ensures effortless maintenance. This stylish bathroom is equipped with a generous bathtub featuring a shower overhead, a toilet, and a hand basin—perfect for leisurely baths or quick refreshes.

Descend the staircase to discover the heart of this exceptional home: the expansive open-plan living area. At the rear, a high-specification kitchen impresses with its contemporary midnight blue wall and base units, impeccably paired with luxurious Quartz worktops. This culinary haven comes equipped with a full suite of integrated appliances, including a dishwasher, fridge-freezer, microwave, oven, and hob. Under-counter lighting casts a soothing glow, enhancing the room's calming atmosphere.

The adjoining lounge and dining area is thoughtfully designed to accommodate both expansive living room furniture and a generous dining table, making it a perfect space for entertaining friends and family. Bi-fold doors seamlessly connect this area to a stunning decking outside, blurring the line between indoor and outdoor living.

To the left of the lounge, double doors open into a charming conservatory—an excellent enhancement that provides additional living space along with picturesque views of the garden. Adjacent to the kitchen, a utility area with plumbing for a washing machine and a practical storage space rounds out this highly functional layout.

Stepping outside, the rear garden is a delightful retreat, primarily decked to create a welcoming seating area where you can bask in the stunning vistas. A charming woodland area, adorned with mature shrubs and bushes, further enhances the outdoor appeal, offering a serene escape.

At the front of the property, you'll find convenient driveway parking for two vehicles, along with a workshop/store that adds to the practicality and attractiveness of this extraordinary home. Whether you're seeking space for family living or an elegant setting for entertaining, this residence ticks all the boxes for modern comfort and style.

Council Tax, Tenure & Services

Council Tax Band - D

Freehold

All Mains Connected

Ofcom approx Broadband Speeds : Standard 13 Mbps, Superfast 64 Mbps

Ofcom approx Mobile Signal : O2 - Likely-- Three, Vodafone, EE - Limited

Sales Enquiries

If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at sales@weldenedwards.co.uk.

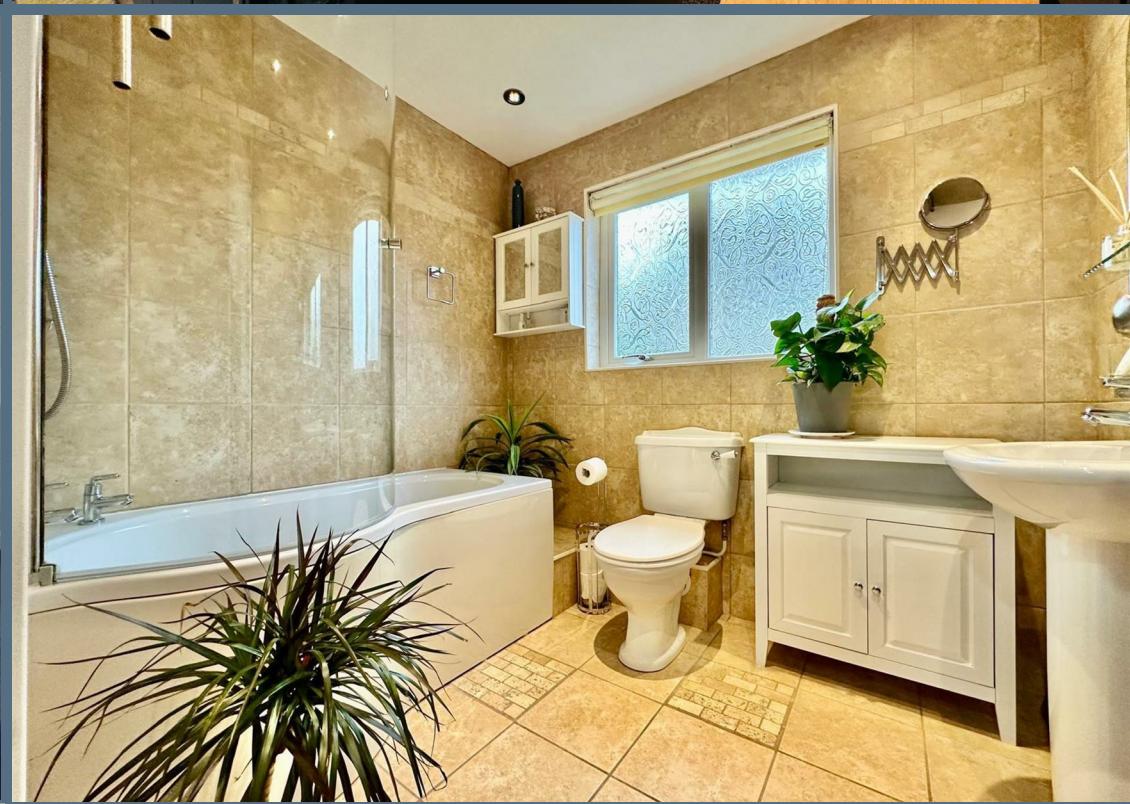
Tiverton

Tiverton is a market town in Mid Devon with a wide range of amenities, with a range of shops, recreational and educational facilities, as well as superb travel links to Exeter and Taunton via the North Devon link road, the M5 accessible from here via junction 27.

Disclaimer

Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		69
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

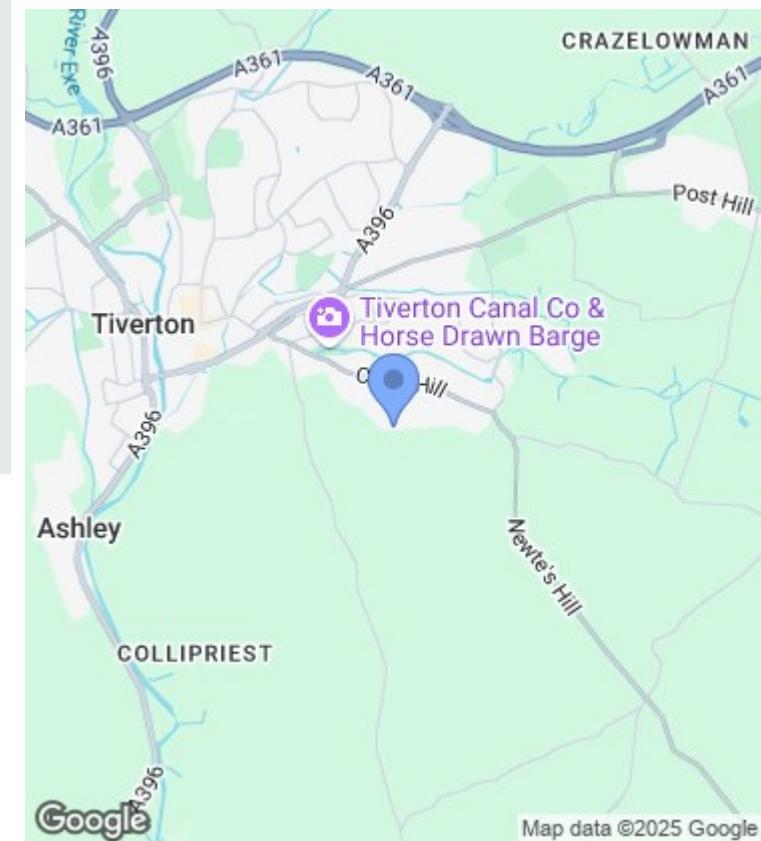




- Completely Renovated Throughout in 2023
 - Garage & Driveway Parking
 - Stunning Views
 - High Specification
 - Open Plan Living
 - Conservatory
 - Three Bedrooms
- Plumbing, Wiring & Boiler Upgraded in 2023



This plan is for guidance only and is not to be relied upon. Measurements are approximate.
Plan produced using PlanUp.



53 Bampton Street, Tiverton, Devon, EX16 6AL
Tel: 01884 257 997
sales@welden-edwards.co.uk

Welden Edwards
Supporting your every move