



13 Norwood Road, Tiverton, EX16 6BD

Price £425,000

SHORT WALK TO PEOPLE'S PARK! - Situated near people's Park this substantial FIVE bedroom semi detached house has been extended over three levels to now offer a spacious family home in one of Tiverton's more established cul de sacs.

The property is known for its popular location benefitting from a large south facing rear garden off road parking to the front and a large garage. The accommodation comprises of a centralised entrance hall, sitting room with feature fire place and bay fronted window, large kitchen/dining room with Aga and double doors leading out to the rear garden, utility room, ground floor shower room and a large garage with electric door to the ground floor. The first floor provides a large light and airy landing with three large double bedrooms, en-suite suite shower room to the master bedroom, study and a spacious bathroom/shower room offering a full white suite to compliment. The second floor provides two large dual aspect double bedrooms both with velux windows offering wonderful far reaching views.

Benefitting from gas central heating and uPVC double glazed windows and doors throughout and large rear garden this property offers potential to extend further if required.

The property is situated in a popular road that rarely become available and is ideal for easy access to Tiverton town centre with its paths, parks, shops and schools all situated nearby. Tiverton is a rapidly growing Mid Devon Town approximately 6 miles from Junction 27 of the M5 from which Taunton and Exeter can be easily reached with Parkway mainline station serving London can also be reached within two hours and Exeter airport can be reached within half an hour.

Entrance Hall 19'6" x 6'0" (5.94m x 1.83m)



A long bright and airy entrance hall with centralised entrance door, stairs leading to first floor, wooden floor, radiator and doors leading to

Sitting Room 13'1" x 12'3" maximum (3.99m x 3.73m maximum)

A cosy room with feature fire place, wooden floor, radiator, picture rail with t.v. and telephone point with uPVC double glazed bay window to front aspect.

Kitchen/Dining Room 12'11" x 18'3" (3.94m x 5.56m)



A large room ideal for entertaining fitted with roll top work surface offering a range of cupboards and drawers under with butler sink with mixer tap, space for Raeburn on a slate tiled floor, wooden flooring, space for freestanding double oven and hob with space for an american style fridge/freezer, inset spot lighting, uPVC double glazed window and french doors to rear leading out onto the large garden, open through to.

Utility Room 9'7" x 7'4" (2.92m x 2.24m)



An excellent addition forming part of the large side extension offering a roll top work surface with a stainless steel single drainer sink unit, plumbing and space for for washing and tumble dryer, radiator, laminate wood flooring with uPVC double glazed window to rear aspect and doors leading to shower room and garage.

Shower Room 3'1" x 7'4" (0.94m x 2.24m)

Situated off the utility room this fully tiled white suite shower room addition offers a shower cubicle with mains shower, low level w.c., wash hand basin, radiator and extractor fan.

Garage 19'6" x 12'8" (5.94m x 3.86m)

A large garage offering light and power with an electric up and over door to the front, uPVC double glazed door to side aspect and wall mounted combination boiler serving hot water and heating.

First Floor Landing 19'5" x 8'0" (5.92m x 2.44m)

A bright and airy landing space with spindle balustrade stairwell leading to the second floor with large uPVC double glazed window to front aspect, radiator and doors leading to

Bedroom One 12'7" x 11'11" (3.84m x 3.63m)

A dual aspect double bedroom offering a built in wardrobe cupboard, radiator, coving, wall lights, uPVC double glazed window to rear and side aspect with door leading to

En-Suite Shower Room 6'6" x 7'0" (1.98m x 2.13m)

A white suite comprising of a tiled enclosed shower cubicle with mains shower, and glass screen door, chrome radiator towel rail, low level w.c., wash hand basin with mixer tap and extractor fan.

Bedroom Two 13'0" x 10'4" (3.96m x 3.15m)

A double bedroom offering a built in wardrobe cupboard, radiator, picture rail, wall lights, uPVC double glazed window to rear aspect.

Bedroom Three 13'1" x 10'3" maximum (3.99m x 3.12m maximum)

A double bedroom offering a built in cupboard space, radiator, picture rail, wall lights, uPVC double glazed bay window to front aspect.

Study Room 8'0" x 4'1" (2.44m x 1.24m)

A useful addition offering a radiator and uPVC double glazed window to rear aspect.

Family bathroom/Shower Room 7'6" x 11'11" (2.29m x 3.63m)



A large bathroom offering a white suite roll top bath, double shower cubicle, low level w.c., pedestal wash hand basin, inset spot lighting and obscure uPVC double glazed window to front aspect.

Second Floor landing

Offering a storage cupboard and step up to bedrooms four and five,

Bedroom Four 14'4" x 14'7" maximum (4.37m x 4.45m maximum)

A large dual aspect double bedroom offering three velux windows to the front and rear with inset spot lighting and radiator.

Bedroom Five 12'7" x 14'7" (3.84m x 4.45m)

A large dual aspect double bedroom offering three velux windows to the front and rear with inset spot lighting and radiator.

Front Garden

Offering walled boundary with drive for off road parking leading to the garage with garden area offering flower beds and step leading to entrance door.

Rear Garden

An impressive large garden that measures approx 95ft in depth mainly laid to lawn with path and large area to rear currently used as an allotment patch with space for greenhouse and log store.

Floor Plan



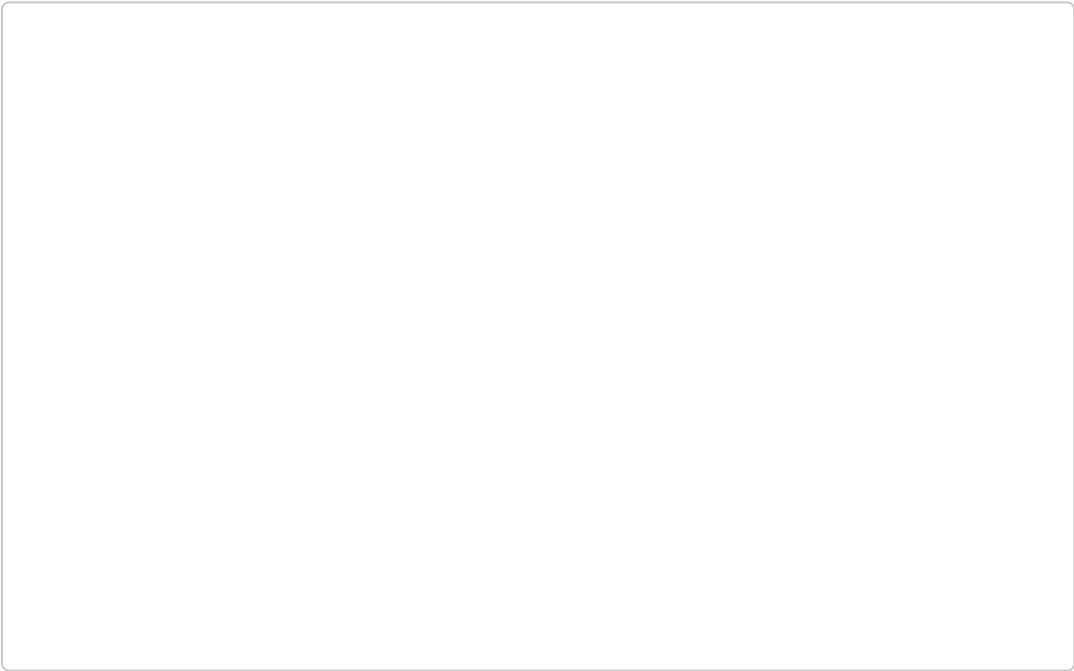
TOTAL FLOOR AREA : 2329 sq.ft. (216.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2021



Area Map



Energy Efficiency Graph

