



12 Wheat Belt Rise

Tithebarn, Exeter, EX1 3FH

Situated in the desirable Tithebarn area of Exeter, this impressive four-bedroom detached house presents an exceptional opportunity for families seeking a modern and spacious home. Built just four years ago by the esteemed Linden Homes, this property is situated in a tucked away cul-de-sac location with easy access to the A30 and M5 motorway.

Upon entering, you will be greeted by a thoughtfully designed layout that perfectly caters to contemporary family living. The heart of the home is undoubtedly the stunning open-plan kitchen/dining room, which is both functional and inviting, making it ideal for entertaining friends and family. The property also boasts a utility room and a convenient downstairs cloakroom, enhancing everyday practicality.

Modern comforts are assured with uPVC double glazing and an E.on District Heating System ensuring a warm and energy-efficient environment throughout the year. The sizeable rear garden serves as a delightful retreat, featuring a gravel seating area, a garden shed, and gated side access, perfect for relaxation and outdoor gatherings.

While the property does not include a garage, it offers an allocated hardstanding area just 20 yards from the house, providing off-road parking for up to three vehicles, adding to the convenience of this stylish family home.

Guide Price £375,000

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- SOLD WITH NO ONWARD CHAIN
- Spacious Lounge (links to garden)
- Family Bathroom (shower over bath)
- Private Parking for 2 Vehicles
- MOTIVATED SELLERS, PRICED TO SELL
- Kitchen/Dining Room, Utility Room
- uPVC Double Glazing, E.on District Heating
- Entrance Hall, Cloakroom WC
- 4 Bedrooms (one en-suite)
- Enclosed Rear Garden (with side access)

Entrance Hall

Lounge

15'8" x 11'1" (4.78m x 3.38m)

Kitchen/Dining Room

21'10" x 10'7" (6.68m x 3.23m)

Utility Room

8'9" x 4'11" (2.67m x 1.52m)

Study

10'11" x 5'10" (3.35m x 1.80m)

Cloakroom WC

Landing

Bedroom 1

14'4" x 11'3" (4.39m x 3.45m)

En-Suite Shower Room

8'5" x 4'10" (2.58m x 1.48m)

Bedroom 2

11'8" x 10'4" (3.58m x 3.15m)

Bedroom 3

10'11" x 9'3" (3.33m x 2.84m)

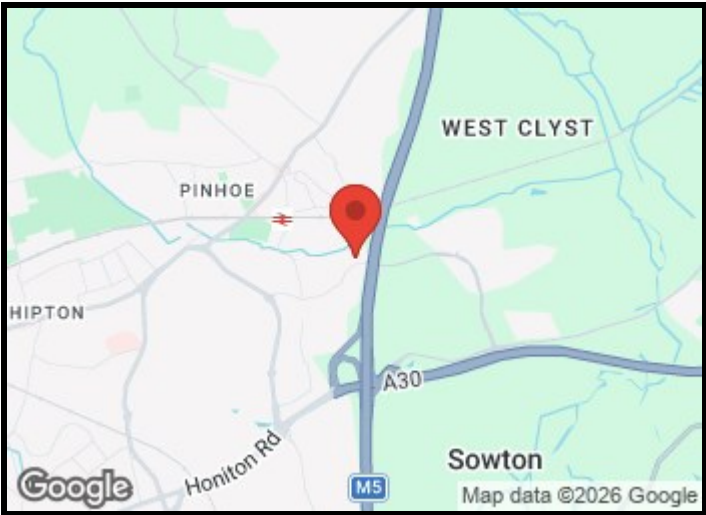
Bedroom 4

10'7" x 6'7" (3.25m x 2.03m)

Bathroom

8'8" x 6'3" (2.65m x 1.93m)

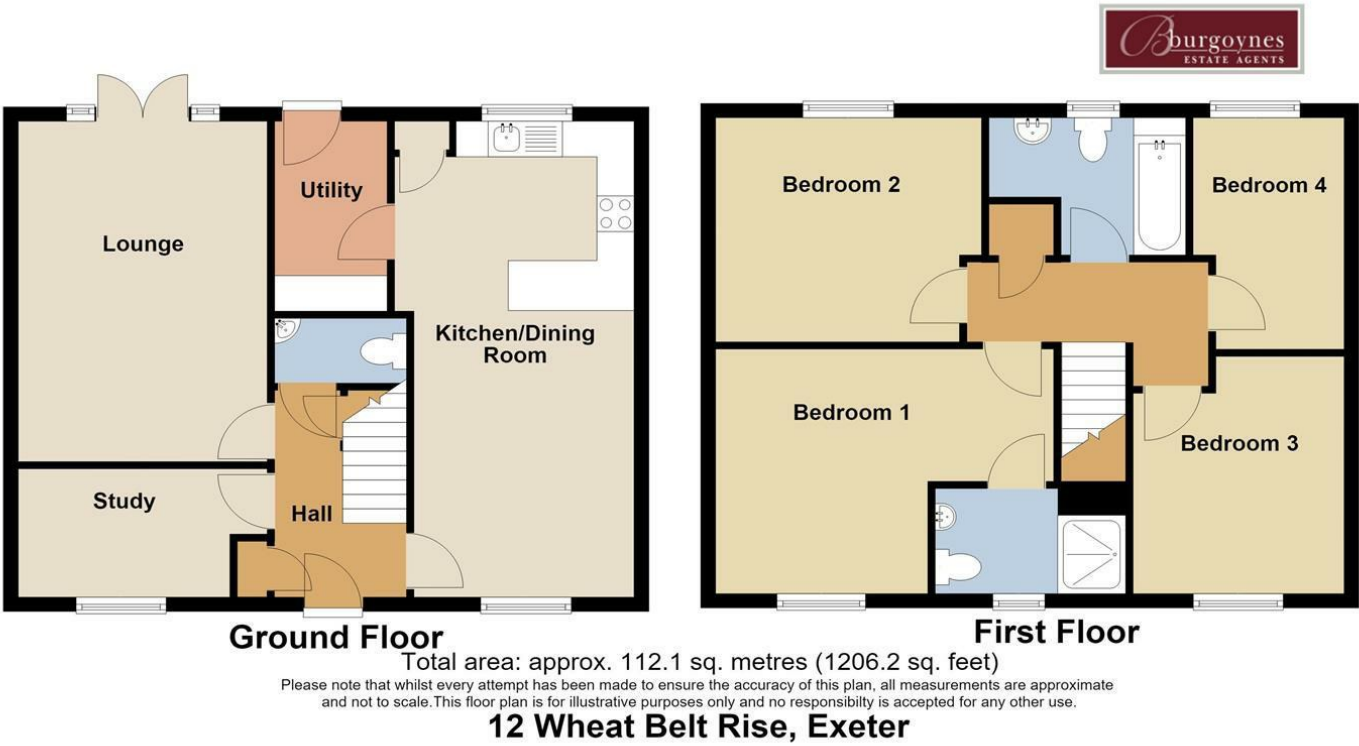
Garden - (family sized)



Directions



Floor Plan



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