



£420,000 Guide Price

Channings Drive, Tithebarn, Exeter

Detached House | 4 Bedrooms | 2 Bathrooms

Landline:- 01392 469333



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# Step Inside

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## Key Features

- Guide Price £420,000 - £430,000
- Immaculate 4 Bedroom Detached Family Home
- Modern Kitchen/Diner with Integrated Appliances, Breakfast Bar & French Doors to Rear Garden
- Separate Utility Room
- Separate Dining Room or Additional Reception Room, Study or Bedroom
- Master Bedroom with En-suite
- Modern Family Bathroom, En-Suite Shower Room & Cloakroom WC
- Single Garage and Driveway
- Large South Facing Garden
- Close to Amenities, Good Schools & Road/Public Transport Links

## Property Description

\* GUIDE PRICE £420,000 - £430,000 \* DETACHED \* FOUR BEDROOM \* LIVING ROOM \* SEPARATE DINING ROOM (OR STUDY/FAMILY/BEDROOM) \* KITCHEN/DINER WITH INTEGRATED APPLIANCES \* UTILITY \* DOWNSTAIRS WC \* LARGE SOUTH FACING GARDEN \* GARAGE WITH DRIVEWAY \* POPULAR TITHEBARN LOCATION \* GREAT TRANSPORT LINKS \*

## Main Particulars

Welcome to this impressive four-bedroom detached dream home that ticks all the boxes for a family home, that will captivate your heart from the moment you step inside. The modern and stylish open-plan kitchen/family room is perfect for spending time as a family and for entertaining; filled with an abundance of naturally flowing light from the French doors overlooking the south facing rear garden.

There's also a bright and well-proportioned living room and separate dining room which has the flexibility to be used as a family room, study or even a fifth bedroom. The ground floor also boasts a convenient downstairs WC and handy utility room with outside access.

Upstairs features four comfortable bedrooms, with the master bedroom benefiting from a luxurious ensuite, providing privacy and convenience whilst the rest of household are free to enjoy the modern but classic family-sized bathroom.

Outside, the lovely, south facing rear garden, is fully enclosed making this a safe space for children and pets. With a raised, well maintained grass lawn on one level and separate level laid to a large and impressive porcelain patio terrace, designed with easy maintenance in mind and a great space for relaxing or entertaining, be it alfresco dining or a family barbecue.

The property also benefits from district heating.

Nestled in the picturesque surroundings of East Devon, this home offers the perfect blend of modern living and natural beauty. Surrounded by stunning countryside, you'll find yourself immersed in a truly idyllic setting that is perfect for young families, couples, and singles alike.

But it's not just the property that will capture you - the nearby points of interest include the Jurassic Coast, walks along the tranquil Exe Estuary, or soak up the sun on the area's pristine beaches. For history buffs, the National Trust's Killerton Estate and Woodbury Common offer a glimpse into the past, while the vibrant city of Exeter is just a stone's throw away for those seeking entertainment and leisure.

Situated on the popular Tithebarn estate, the home is conveniently positioned to access the M5 commuter links and easy links to the A30/A38. The property is a short walk from the recently built Monkerton Community Primary School, this school is part of the Cornerstone Trust and is very popular with local families. The property is close to Met Office, Exeter Airport, Sowton Industrial Estate and easy access to and from Exeter City Centre. Close by are amenities such as popular schools, pubs, supermarkets and RD&E hospital just 2 miles away.

Don't miss your chance to call this immaculate property your home - book a viewing today and start living the lifestyle you deserve.

Council Tax Band: E

Tenure: Freehold

### **Access**

Off the public footpath, to the left-hand side of the property, is a driveway for parking of one vehicle and a single garage. Slight slope pathway to front door. Area of garden partially to the front and right side of the property consisting of border for potted plants. Side gate access to the fully enclosed rear garden.

### **Entrance Hall**

Matching wood effect laminate flooring. Wall mounted radiator. Smoke alarm. Thermostat control and doors to...

### **Living Room**

Light and airing living room. Light coloured grey carpet. Wall mounted radiator. uPVC window to the front aspect. TV aerial point.

### **Dining Room**

Light coloured grey carpet. Dual aspect windows - one to the front and one to the side of the property. Wall mounted radiator. TV aerial point.

### **Kitchen/Diner**

Excellent range of white high gloss eye level, base and drawer units with grey quartz worktop over and integral draining board. Inset stainless steel sink and a half with modern mixer tap. Integrated appliances to include electric oven, hob and extractor hood, dishwasher and full height fridge freezer. Matching wood effect laminate flooring. Wall mounted radiator in the dining area, uPVC French doors with outlook and access to rear garden, uPVC window to rear aspect. Door to...

### **Utility**

Matching white high gloss units with quartz worktop over. Integrated washing machine and space for tumble dryer. Matching wood effect laminate flooring. Wall mounted radiator. Wall mounted electric circuit box. Door access to rear garden.

### **Cloakroom**

Modern matching white suite consisting of low level W.C., corner wall mounted hand basin with tiled splashback. Wall mounted radiator. Obscure uPVC window to the side aspect.

### **First Floor Landing**

Matching light grey carpeted turning staircase to first floor landing. uPVC window to side aspect providing lots of light to landing space. Spacious square landing with loft hatch access, smoke alarm, storage/linen cupboard and doors to...

### **Master Bedroom**

Matching light grey coloured carpet. Built-in mirrored wardrobes. Wall mounted radiator and smoke alarm. uPVC window to the rear aspect and door to...

### **En-suite**

Modern matching white suite with low level W.C and pedestal wash basin. Fully tiled shower enclosure. Dark grey tiled flooring. Wall mounted chrome heated ladder towel rail. Extractor fan.

### **Bedroom 2**

Matching light grey coloured carpet flooring. Built-in mirrored wardrobes. Wall mounted radiator. Smoke alarm. uPVC window to the front aspect.

**Bedroom 3**

Matching light coloured grey carpet. Wall mounted radiator. uPVC dual aspect windows to the front and side aspects. Smoke alarm.

**Bedroom 4**

Matching light grey coloured carpet. Wall mounted radiator. Smoke alarm. uPVC window to the front aspect.

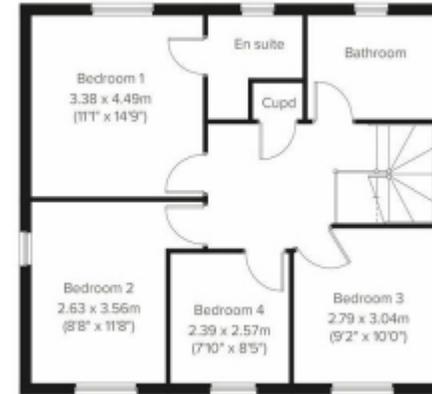
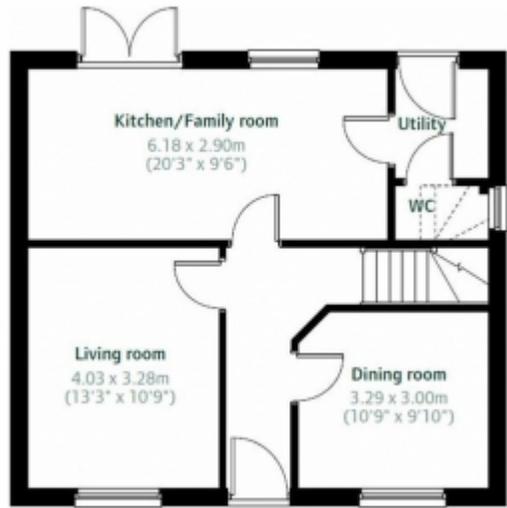
**Bathroom**

Family bathroom with modern white suite comprising paneled bath with mains shower over and glass shower screen, pedestal wash basin and low level W.C. Wall mounted chrome heated ladder towel rail. Extractor fan. Dark grey tiled flooring. uPVC window to the side aspect.

**Rear Garden**

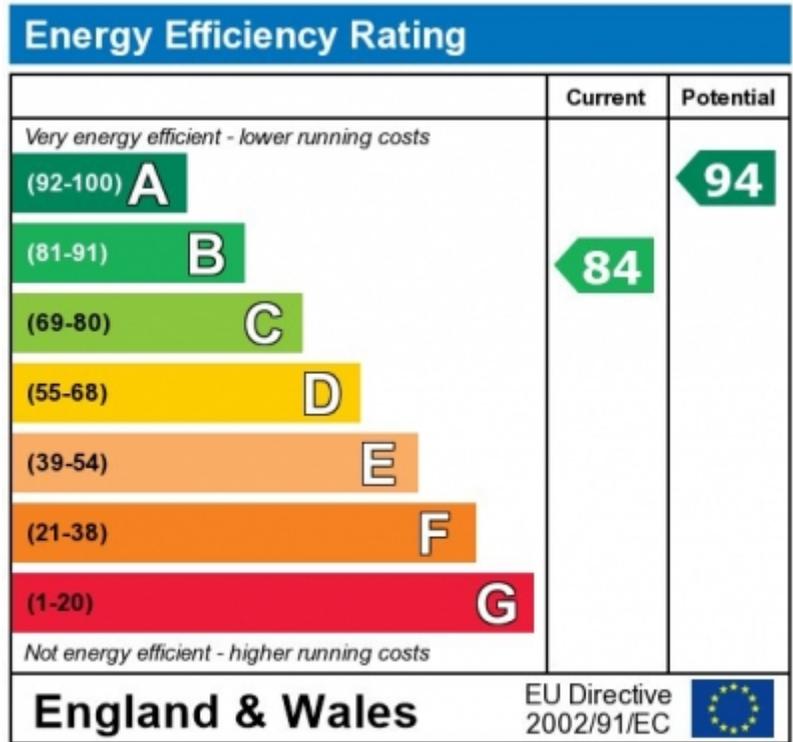
Fully enclosed large south facing rear garden, half laid to a raised lawn and half laid to patio terrace with beautiful porcelain tiles ideal for alfresco dining. Large timber shed. Electric sockets. Outside tap and outside lighting. Gate providing access to the side and front of the property. Door into the garage from the garden.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 Registered Office: , 17A Main Road, Pinhoe, Exeter EX4 9EY



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

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