



**Willow Rise, Witheridge Tiverton EX16 8FD**

**welcome to**

## **Willow Rise, Witheridge Tiverton**

Call Fox & Sons today to arrange your viewing slot on this fabulous detached family home located in a quiet position in this popular village. In brief this property offers four bedrooms, two bathrooms, a good size lounge & sociable Kitchen/Diner. Garage & Off Road Parking and Rear Enclosed Garden.

### **Description**

Located on the outskirts of the well regarded village of Witheridge is this fantastic detached four bedroom family home. This stylish modern family home offers spacious accommodation throughout and is one not to be missed! On opening the door you will find a central entrance hall with stairs rising to the first floor and doors off to the ground floor rooms. The spacious, dual aspect lounge is light and bright with patio doors opening to the terrace and garden. The fantastic Kitchen/Diner is a lovely sociable space with dual aspect windows to the front and rear, a side entrance leads to the driveway and garage. Completing the ground floor is a cloakroom. Stairs lead to the first floor where there are three generous size bedrooms serviced by a modern family bathroom. The master bedroom is a great size with a stylish ensuite shower room. Externally there is a landscaped rear garden with decked terrace, side patio and garden storage and a timber garden shed. The current owners have improved the garden and created a beautiful relaxing outdoor space. Additionally there is off road parking for several vehicles and a garage with power and light.

### **Entrance Hall**

Door to the front opening into an entrance hall, stairs rising to the first floor. Doors off to kitchen/diner, Lounge and cloakroom, Understairs storage, Radiator.

### **Cloakroom**

Double Glazed window to the rear, close coupled WC, pedestal wash hand basin, Radiator.

### **Lounge**

22' 4" x 11' 3" ( 6.81m x 3.43m )

Dual aspect room with a double glazed window to the front, patio doors to the rear terrace. Tv point, 2 Radiators.

### **Kitchen/diner**

22' 4" x 11' 3" ( 6.81m x 3.43m )

Dual aspect room, double glazed window, door to the side. Contemporary fitted kitchen with a range of wall and base units. Stone effect grey worktop, five burner gas hob, oven and grill, integrated dish washer, washer/dryer and fridge freezer. Radiator.

### **Landing**

Galleried landing, doors to all rooms, access to the loft, Radiator.







### **Master Bedroom**

13' 3" x 11' 3" ( 4.04m x 3.43m )  
Generous size master bedroom with double glazed window to front aspect, Radiator.

### **En Suite**

Stylish ensuite shower room with obscured glazed window to front aspect, Radiator.

### **Bedroom Two**

13' 3" x 10' 3" ( 4.04m x 3.12m )  
Generous double bedroom with window to front aspect, Radiator

### **Bedroom Three**

11' 3" x 8' 10" ( 3.43m x 2.69m )  
Double bedroom with double glazed window overlooking rear garden, Radiator.

### **Bedroom Four**

8' 10" x 8' 10" ( 2.69m x 2.69m )  
Large single bedroom with double glazed window overlooking the rear garden. Radiator.

### **Family Bathroom**

Stylish family bathroom with white suite comprising pedestal wash hand basin, close coupled WC, bath with mains shower over. Radiator.

### **Garage**

Up & Over Door, Eaves Storage. Power & Light.

### **Parking**

Off Road Parking for several vehicles

### **Gardens**

Landscaped rear garden with recently established shrubs and climbers. There is a superb , decked terrace which is perfect for socialising in the garden, to the side of the property is an enclosed patio with useful timber garden shed.

### **Warranty**

Please note this property has an LABC Warranty which is 10 years.



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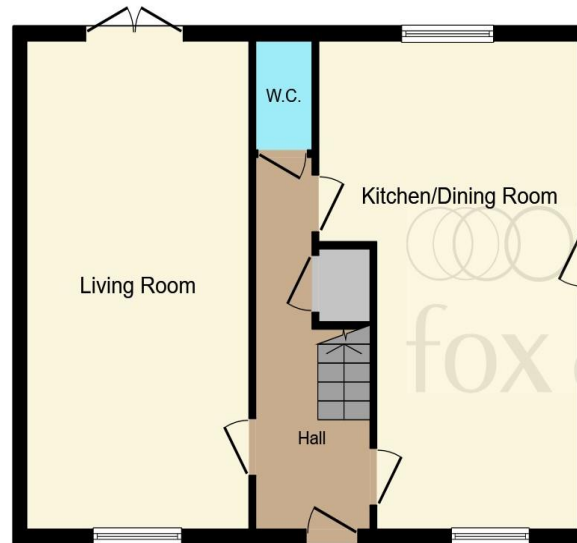
## **Willow Rise, Witheridge Tiverton**

- Village Location
- Beautifully Presented Detached Family Home
- Spacious Lounge
- Stylish Kitchen/Diner
- Four Bedrooms

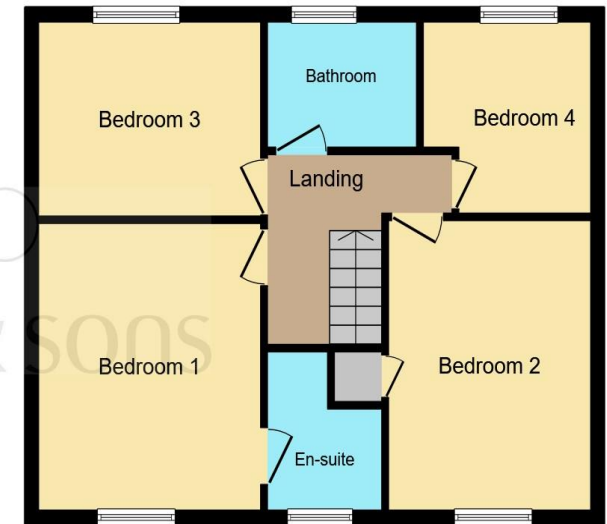
Tenure: Freehold EPC Rating: C

guide price

**£415,000**



**Ground Floor**



**First Floor**

Total floor area 115.1 sq.m. (1,239 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:  
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