



Beeston Close, Tiverton, EX16 4FY

An exquisite four double-bedroom detached home that effortlessly combines modern luxury with timeless design. This spacious and meticulously crafted property is perfect for families seeking both comfort and style in equal measure.

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DESCRIPTION:

A stunning four double-bedroom detached home that seamlessly blends contemporary elegance with classic design elements. Thoughtfully designed with spacious living areas, this beautifully crafted property is ideal for families who value both comfort and sophistication.

As you step inside, a welcoming entrance hall leads you to the right, where you'll find a beautifully designed open-plan kitchen and dining area. This space is equipped with high-end integrated appliances, including a triple oven, wine cooler, fridge, freezer, and dishwasher. Featuring quartz countertops and abundant storage, it's ideal for both daily family life and entertaining guests. The adjoining utility room adds extra convenience, helping keep the home organised and clutter-free.

The generously sized living room, with its large windows flooding the space with natural light, creating a bright and airy ambiance, also fitted with a gas log burner. It's an ideal place to relax or host gatherings, offering direct access through Bifold doors to the landscaped rear garden—perfect for outdoor dining, children's play, or simply enjoying the peaceful surroundings.

Upstairs, you'll find four spacious double bedrooms, including a luxurious master suite with a modern en-suite bathroom and a large walk-in wardrobe. The other three bedrooms offer flexibility for a growing family or space for a home office. A well-appointed family bathroom, featuring high-quality fittings, adds to the sense of luxury and convenience.

OUTSIDE:

Outside, the property boasts a double garage and a private driveway with ample parking for multiple vehicles. The beautifully landscaped front and rear gardens provide plenty of outdoor space, ideal for those who love to spend time in nature. The property boasts a serene pond, mature trees that offer shade and privacy, raised beds perfect for gardening enthusiasts, and a spacious patio for outdoor dining and entertaining.

Set within an exclusive development by Burrington Estates, the Popham offers a tranquil retreat with access to scenic surroundings, local amenities, and excellent transport links, ensuring a balance between serene countryside living and connectivity to nearby urban centres.

This is a rare opportunity to secure a home that truly caters to every aspect of modern family life. Don't miss out on making the Popham your forever home!

Council Tax: Band E - Mid Devon

Services: Mains electric, water and gas. Broadband: Ultrafast Full Fibre Broadband Within This Postcode, (checked on Openreach 26.09) Fibre to the premises.

Mobile Signal: You are likely to get good coverage. (checked on Ofcom 26.09)

Tenure: Freehold

Directions:-

what3words:- ///hints.incensed.sideboard



AT A GLANCE:

Popham Style

Double Garage

Modern Kitchen with Integrated Appliances

Open Plan Kitchen/Diner

Separate Utility

Office/Study

Four Double Bedrooms

Large Garden

Large sitting room

PROPERTY INFORMATION:

Freehold

Council tax Band: E

Mains electric, gas, water and drainage.

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Approximate Area = 1634 sq ft / 151.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Winkworth. REF: 1193678



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	85	93
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.



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