



Detached Family Home

CHECK OUT this beautifully presented and contemporary detached home, ideally situated in the sought-after suburb of Tithebarn, Exeter, just moments from the City Centre, M5, and A30. The property features four generously sized double bedrooms, a spacious living room, and a stylish kitchen/dining, complemented by a family bathroom, en-suite shower room, and a convenient cloakroom. Outside, the home benefits from a large rear garden, a single garage, and off-road parking.

45 Grambrel Rise | Exeter | EX1 3FR





PROPERTY TYPE

Detached House



SIZE

1,302 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

4



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

District Heating System



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

84B



COUNCIL TAX BAND

E



in a nutshell...

- Four DOUBLE Bedrooms
- Spacious Sitting Room
- Modern Kitchen/Dining Room
- Family Bathroom, En-suite, and Cloakroom
- Enclosed Rear Garden
- Single Garage and Driveway
- Beautifully Presented
- Close to Schools, Shops, Train & Bus
- Easy access to A30, M5 & City Centre





the details...

A paved pathway leads to the front door, which sits beneath a storm porch. Inside, the home is immaculately presented, filled with natural light, and feels warm and welcoming, enhanced by community central heating and double glazing throughout.

Once inside, you are welcomed into the spacious entrance hallway, complete with an under-stair cupboard and a convenient cloakroom featuring a WC and wash basin. To the right, the generous living room is fully carpeted and thoughtfully appointed with a charming box bay window and a cosy wood burner.

Positioned at the rear of the property, the contemporary kitchen/dining room offers a sleek and modern space for everyday living and entertaining. The kitchen is well-equipped with integrated appliances, including a fridge/freezer, electric oven, induction hob, extractor fan, dishwasher, and washing machine. There's ample room for a dining table to comfortably seat six, while thoughtfully designed built-in cupboards provide both character and practical storage. French doors open directly onto the rear garden, ideal for summer barbecues and relaxed gatherings.

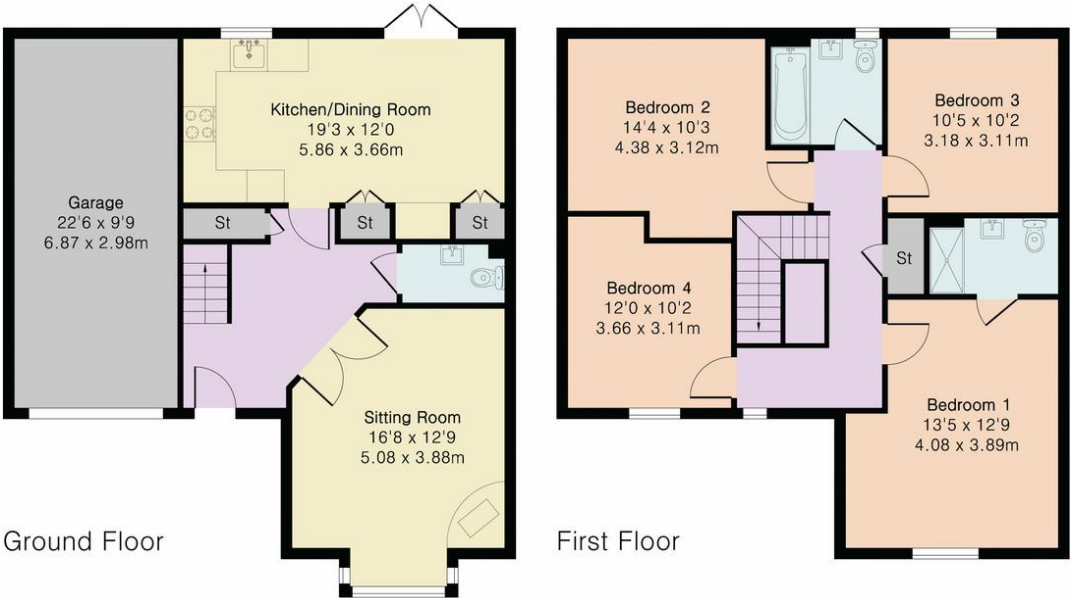


**Approximate Gross Internal Area 1302 sq ft - 121 sq m
(Excluding Garage)**

Ground Floor Area 546 sq ft – 51 sq m

First Floor Area 756 sq ft – 70 sq m

Garage Area 217 sq ft – 20 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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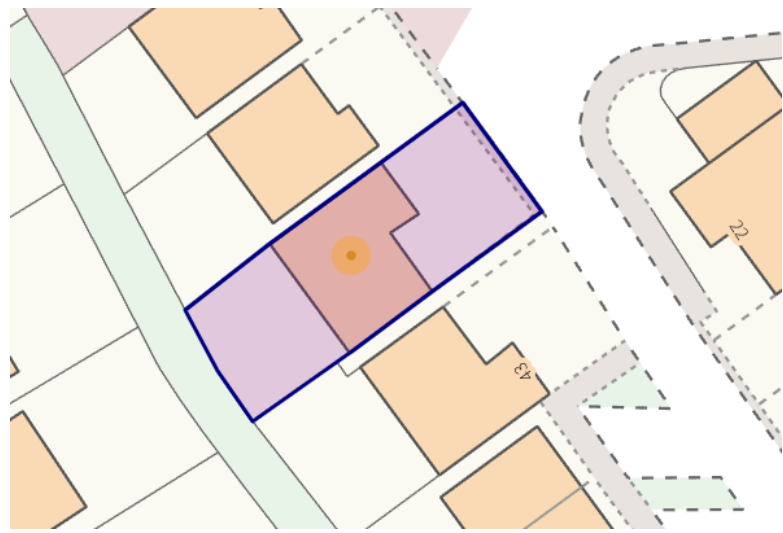


Carpeted stairs lead up from the entrance hallway to the first floor, where you'll find four double bedrooms and a well-appointed family bathroom. The master bedroom is located at the front of the property and enjoys the added luxury of an en-suite shower room, complete with a tiled shower, WC, wash basin, and heated towel rail. Bedrooms one, two, and three are all generously proportioned, each offering ample space for a double bed and further furniture. The modern family bathroom features a tile bath with shower over, WC and wash basin.

Outside, a patio area extends from the kitchen/diner, creating a perfect spot for outdoor seating and alfresco dining. The remainder of the garden is mainly laid to lawn, complemented by well-stocked vegetable beds at the far end. A garden shed offers practical storage, and a side gate provides access around to the front of the property, where you'll find a second lawn, a driveway with space for two cars, and a single garage with an up-and-over door, lighting, and power.

Tenure - Freehold
Council Tax Band E







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