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SALES AND LETTINGS



Offers In The Region Of £375,000

4 Bedroom Detached House for sale

1 Motton Road, Tiverton



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Overview

Presenting an exceptional opportunity to acquire a substantial executive-style detached home, beautifully positioned within the prestigious Rackenford Meadow development on the edge of Tiverton, Devon. Set on a generous corner plot, this immaculately presented residence offers outstanding modern family living, blending spacious interiors with tranquil surroundings and picturesque views over neighbouring fields, play park and the rolling Devon countryside beyond.



Key Features

- DETACHED EXECUTIVE STYLED FAMILY HOME
- IMMACULATEDLY PRESENTED
- SPACIOUS KITCHEN FAMILY ROOM
- 4 LARGE BEDROOMS
- SEPARATE HOME OFFICE/5TH BEDROOM
- REMAINDER OF NHBC WARRANTY
- VIRTUAL TOUR AVAILABLE
- WHAT3WORDS///online.claps.hero







Set within the highly desirable 'Rackenford Meadow' development on the edge of Tiverton, this outstanding four-bedroom executive-style detached home offers spacious and flexible accommodation, immaculately presented throughout and ready to move into with no onward chain. Boasting a prime corner plot position, the house combines contemporary family living with a peaceful outlook and superb access to both transport links and local amenities.

A wide and bright entrance hall sets a welcoming tone the moment you step inside. The heart of the home is a stunning kitchen and family room that spans the length of the property, filled with natural light and featuring patio doors directly onto the private garden – a perfect space for everyday living, al fresco dining, or entertaining guests. Adjoining this is an elegant lounge, also opening onto the garden through patio doors, seamlessly bringing the outdoors in. Whether relaxing with family or hosting friends, the living areas are designed with comfort and enjoyment in mind.

For those in need of a home office or fifth bedroom, a versatile room on the ground floor provides valuable flexibility, complemented by a useful utility room and a downstairs WC for added convenience. Upstairs, four generously sized bedrooms await, including a master suite with a chic en-suite bathroom and bedroom two benefiting from double aspect windows and panoramic views over the tranquil Devon hills. The remaining two bedrooms, both expansive doubles, are serviced by a modern family bathroom.



Outside, the property continues to impress with a beautifully maintained, private garden offering a blend of lawn, patio and decked areas, perfect for children to play or families to unwind. A substantial driveway provides ample off-street parking for several vehicles, and a wooden workshop or shed adds to the practicality and appeal.

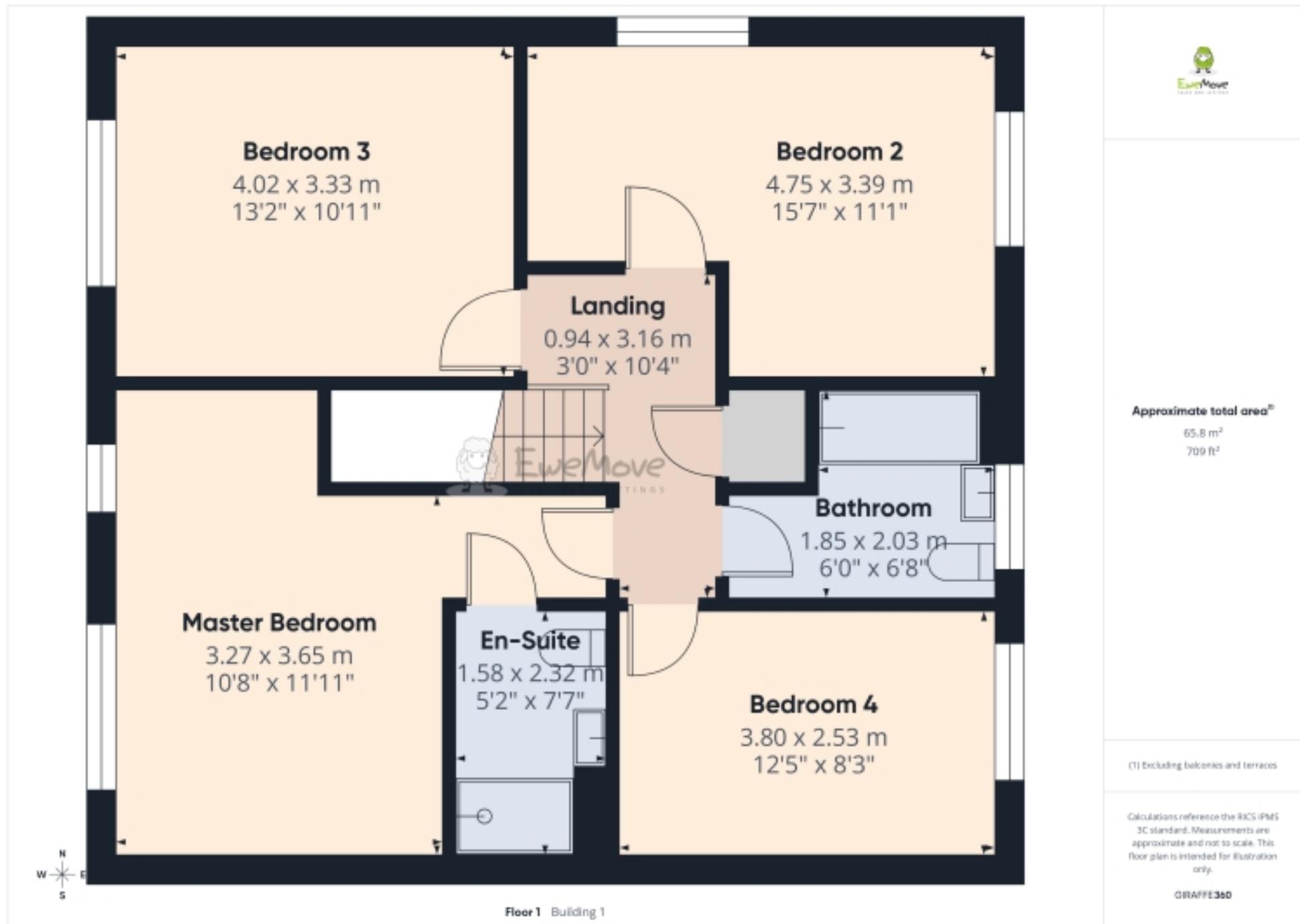
Ideally positioned a short distance from the centre of Tiverton, this home is within easy walking reach of a wealth of facilities including shops, supermarkets, recreational venues and educational options such as the prestigious Blundell's School. Leisure pursuits abound thanks to the nearby 18-hole golf course and town leisure centre. Excellent connections link the area to Junction 27 of the M5 (just 7 miles away), Tiverton Parkway Railway Station, and further afield for effortless commuting.

Combining generous space, immaculate condition, and an enviable setting, this is a rare opportunity to make Rackenford Meadow your new address. Early viewing is highly recommended to appreciate all that this executive family home has to offer – arrange your visit today.

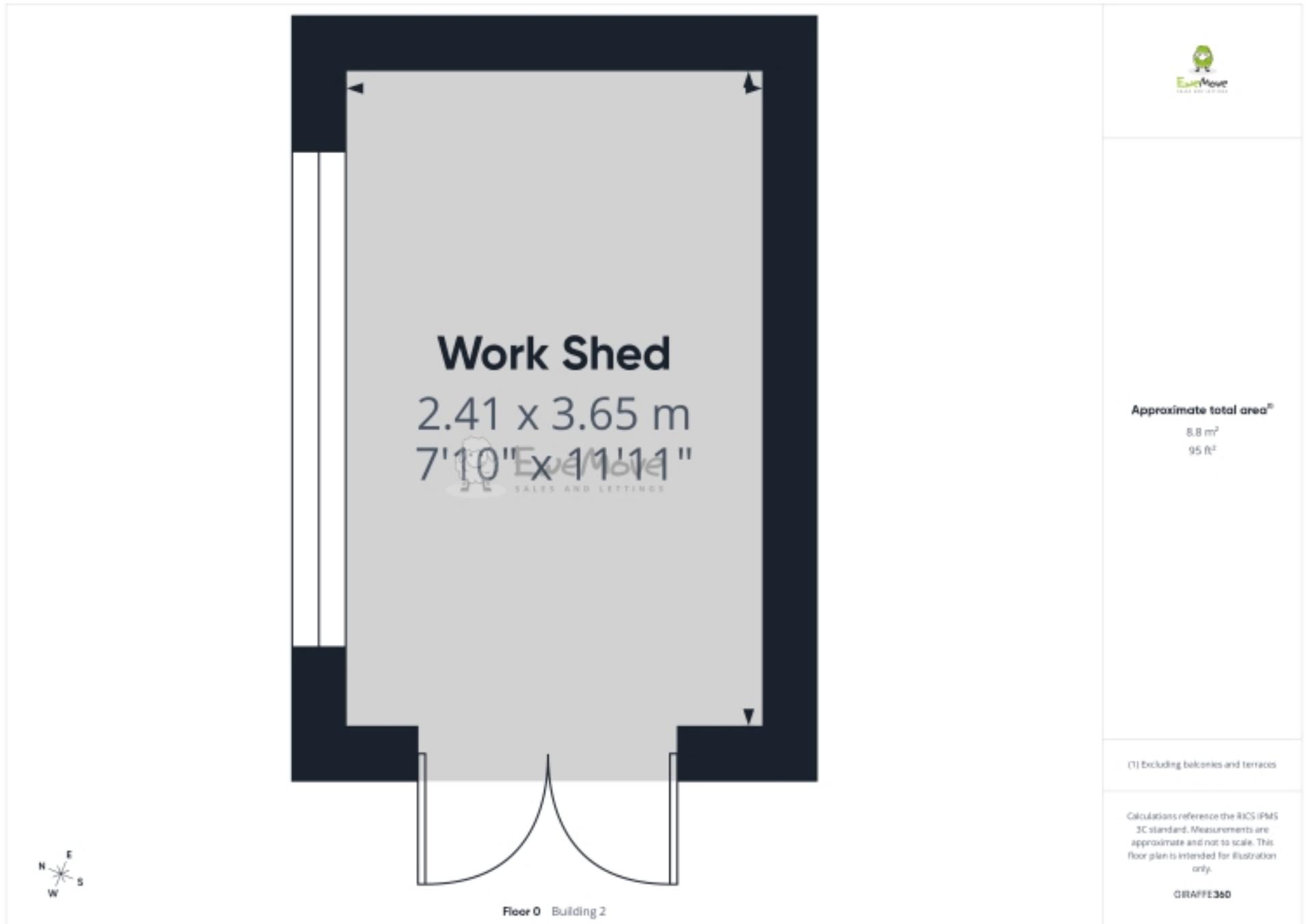
Floorplans



Floorplans



Floorplans



EPC

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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