



Offers In The Region Of £375,000

4 Bedroom Detached House for sale

58 Gale Way, Tiverton



Overview

Occupying an impressive corner position within the sought-after Rackenford Meadow estate in Tiverton, this executive detached family home effortlessly combines contemporary design, space, and immaculate presentation. Designed for modern family living, it boasts approximately 1132 sq ft of well-planned accommodation and rests within a fully enclosed, walled garden where patio areas meet neatly arranged artificial grass-ideal for both entertaining and play.



Key Features

- DETACHED EXECUTIVE STYLED FAMILY HOME
- LARGE CORNER PLOT
- IMMACULATELY PRESENTED
- SPACIOUS KITCHEN FAMILY ROOM
- 4 BEDROOMS
- DETACHED GARAGE
- REMAINDER OF NHBC WARRANTY
- VIRTUAL TOUR AVAILABLE
- [WHAT3WORDS///pigtails.misted.terms](https://www.what3words.com/pigtails.misted.terms)







Situated on a generous corner plot in the highly desirable Rackenford Meadow Estate, this detached executive family home offers stylish, modern living within an immaculate and well-presented environment. Perfectly suited to the needs of today's family, the property boasts both space and flexibility, with the potential to extend further (subject to planning permission).

Upon entering, an impressive hallway welcomes you in, leading to a breathtaking double aspect lounge complete with elegant patio doors that flood the space with natural light and open directly onto a fully enclosed, walled garden arranged with a harmonious balance of patio and artificial grass – ideal for family gatherings and entertaining guests. The heart of the home is undoubtedly the spacious kitchen family room, beautifully supplemented by a convenient separate utility area and a ground floor cloakroom for added practicality.

Four bedrooms ensure ample accommodation for family and guests, including a substantial master suite featuring a modern en-suite bathroom and efficient air conditioning. A second bedroom also benefits from its own air conditioning, while two further bedrooms and a stylish family bathroom cater comfortably to additional household needs.

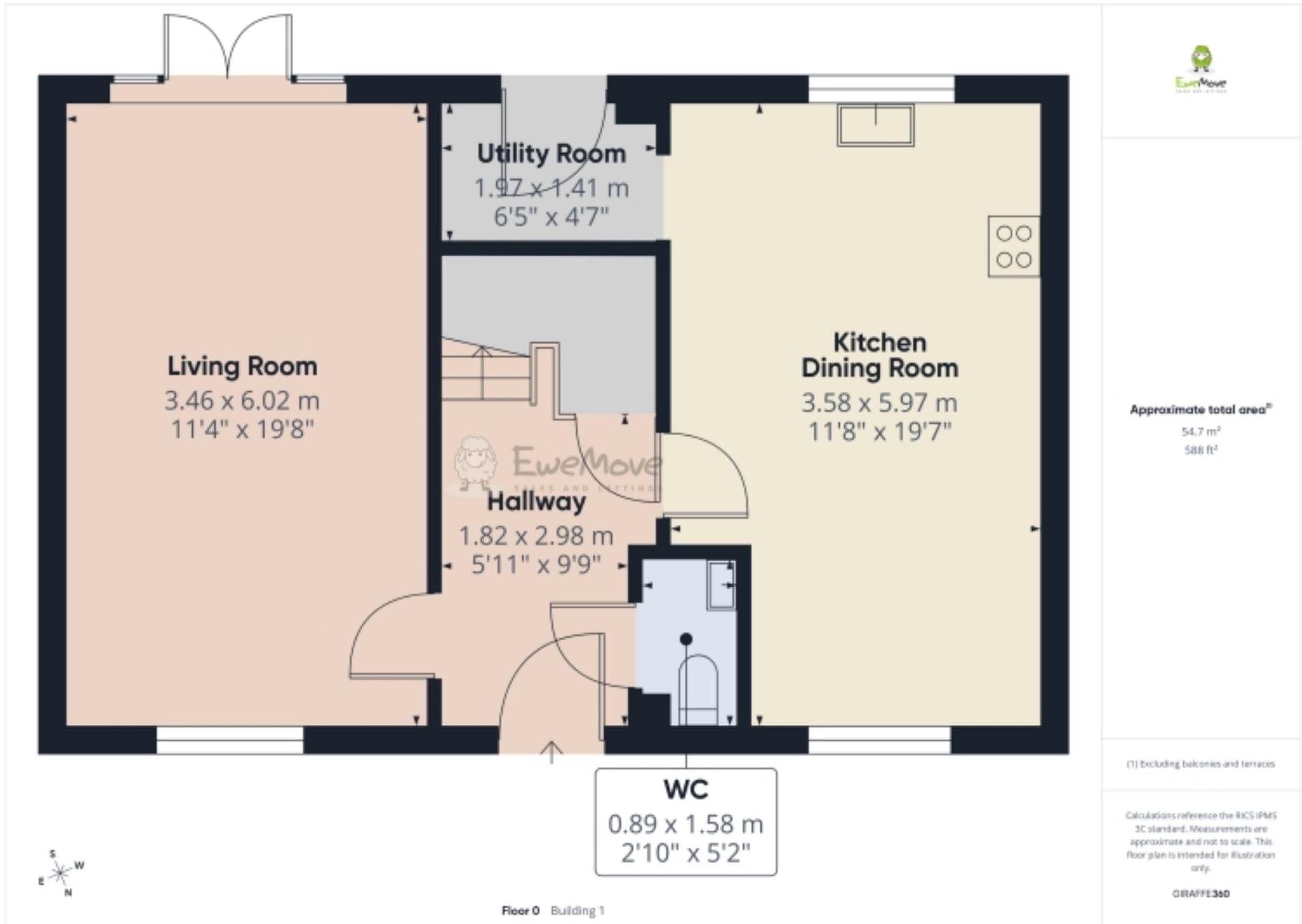
Outside, a detached garage and a substantial driveway provide parking for multiple vehicles, a true asset for busy households or visiting friends. This 1132 sq.ft home comes with the remainder of the NHBC warranty, giving peace of mind for the years to come.

Occupying a prime position near the centre of Tiverton, this property offers excellent access to a wealth of local amenities. Town-centre shops, supermarkets, and a host of recreational venues are all within convenient reach, as are high-quality educational options such as the renowned Blundell's School. For leisure and recreation, the celebrated 18-hole golf course and comprehensive town leisure centre are just moments away. Exceptional transport links include easy access to Junction 27 of the M5 motorway, Tiverton Parkway railway station, and direct routes connecting to surrounding towns and countryside.

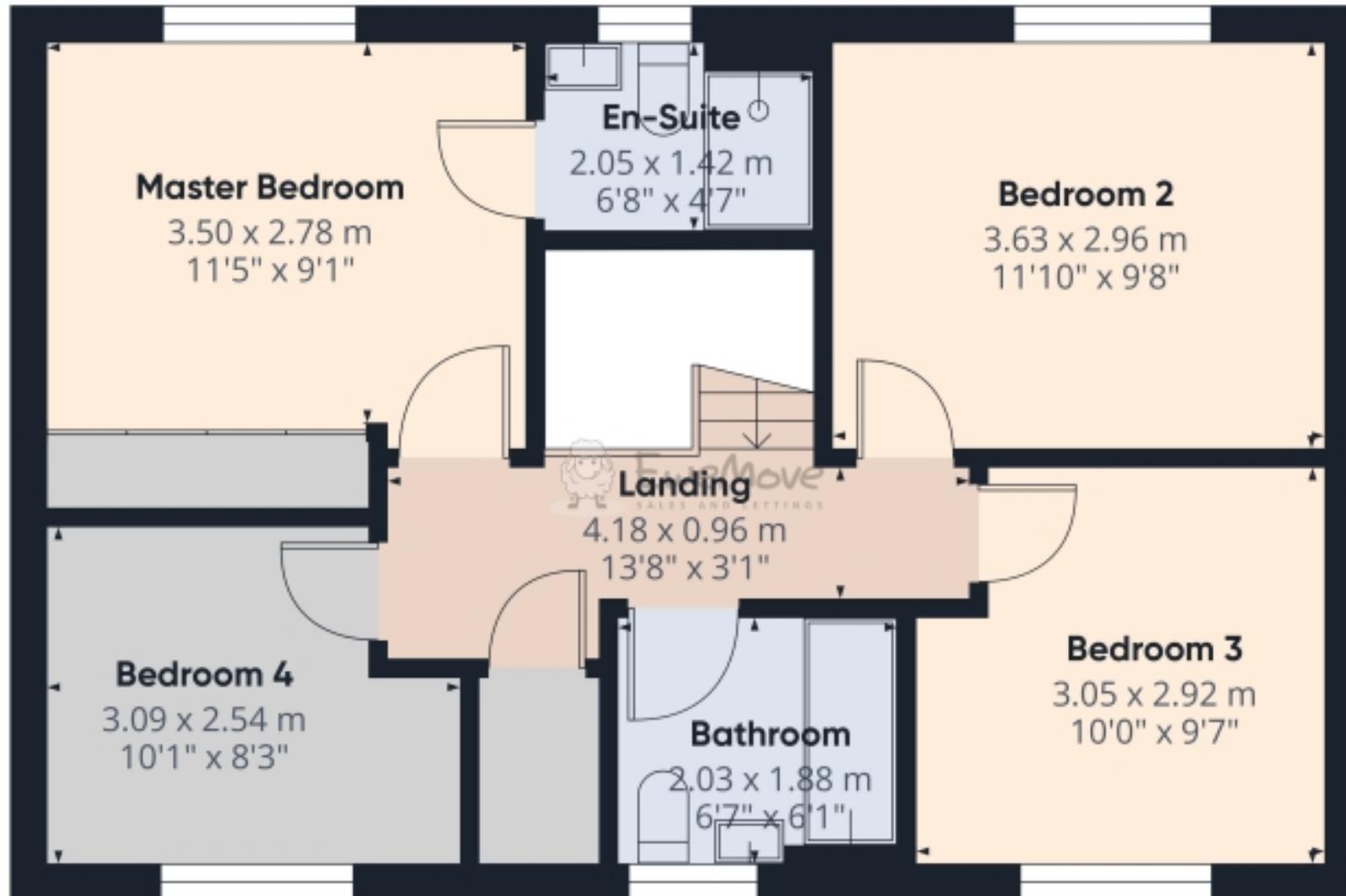
Combining contemporary comfort, thoughtful design, and an enviable location, properties within Rackenford Meadow remain highly sought after. Early viewing is strongly advised to fully appreciate all that this stunning family home has to offer.



Floorplans



Floorplans



Approximate total area⁽¹⁾
50.4 m²
544 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFFE350



EPC

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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