



## **10 Marl Grove, Tibberton, TF10 8PG**

**£525,000**

Nestled at the end of a tranquil cul-de-sac in the charming village of Tibberton, this beautifully presented detached house offers a perfect blend of modern living and comfort.

With four spacious bedrooms, this residence provides ample room for relaxation and privacy. Each bedroom is thoughtfully designed, ensuring that every member of the family can enjoy their own personal sanctuary. The stylish interior features contemporary finishes and a harmonious colour palette, creating an inviting atmosphere throughout the home.

In summary, this stunning detached house in Marl Grove is a rare find, combining modern elegance with practical living spaces. It is a wonderful opportunity for anyone looking to settle in a delightful village setting. Don't miss the chance to make this exceptional property your new home.

### Hall

Entering through a part-glazed UPVC front door, into a spacious hallway which gives access to all ground floor living accommodation and stairs leading to the first floor.

### WC

With tiled flooring, low-level flush WC, pedestal basin, frosted UPVC double-glazed window, light fitting and radiator.

### Office

Currently used as a home office, a good-sized room with a front-facing UPVC double-glazed window, radiator and ceiling light fitting.

### Lounge

A beautifully presented, bright and airy living room featuring a rustic touch of character with a fitted log burner in it's own alcove, with exposed beam detail. Pale wood flooring, large inset bay window, both wall and ceiling light fittings, two radiators and internal French doors through into the kitchen area.

### Kitchen Diner



Spanning the entire width of the property, the kitchen dining space also has the benefit of a further seating area, with UPVC patio doors giving views and access to the rear garden. Stylish kitchen area featuring fitted gloss grey wall and base units, topped with solid granite worksurfaces. A large range-style Stoves cooker and hob with an overhead extractor hood. Integrated dishwasher and fridge freezer, and a sunken one-and-a-half sink.

### Utility

Featuring the same grey floor tiles and gloss units as the kitchen, the utility has plumbing for a washing machine and tumble drier, and a sink. Internal access to the garage.

### Stairs and Landing

Straight staircase leading to a large landing with two storage cupboards, one housing the water tank. Loft hatch (the loft is insulated but not boarded), radiator and central light fitting.

### Master Bedroom

Front elevation large double bedroom, featuring built-in wardrobes with sliding mirrored doors, and plenty of floor space for further furniture. With an en-suite shower room.

### En-suite

Very generous en-suite, with a curved corner shower unit, low-level flush WC, pedestal basin, mirrored vanity unit, frosted glass UPVC double-glazed window, radiator, ceiling spotlights and extractor fan.

### Bedroom Two

Front elevation double bedroom, featuring built-in wardrobes with sliding mirrored doors, UPVC double-glazed window, radiator and central light fitting.

### Bedroom Three



Rear elevation double bedroom with a UPVC double-glazed window, radiator and central light fitting.

### Bedroom Four

Rear elevation single bedroom, with a UPVC double-glazed window, radiator and central light fitting.

### Bathroom



Centrally located, a modern, tiled family bathroom

with a fitted bathtub and overhead chrome shower. Low-level flush WC, sink vanity unit, heated towel rail, UPVC frosted glass window, extractor fan and ceiling spotlights.

### Garage

Large, attached garage, with an up-and-over doorway, accessed internally through the utility room and provides access to the rear garden. The boiler is housed here.

### Garden

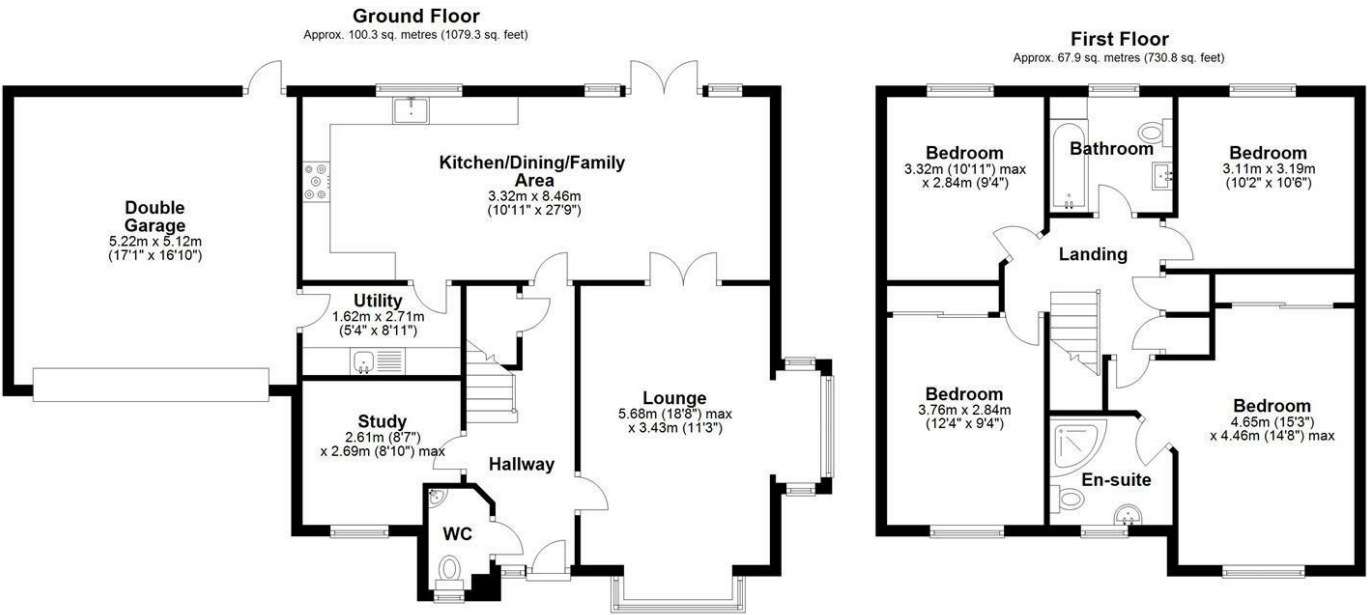


Large wrap-around L-shaped garden, with a spacious lawn area, patio areas and an area laid with bark. Established hedgerows and gravel borders. Outdoor tap and side gate access to the front of the property. A further lawned area at the front of the property, with planted trees and shrubbery and a paved walkway to the front door.

### Driveway

Paved driveway with space for multiple cars.

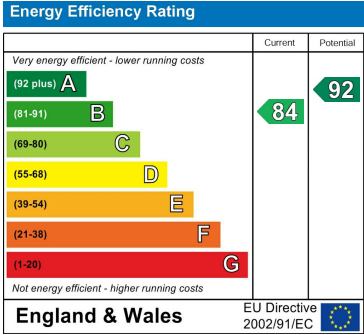
Floor Plan



Area Map



Energy Efficiency Graph



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