



Green Acres, Adams Croft, Tibberton, Newport, TF10 8PY

Offers In Region Of £750,000

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Lee Cooke Personal and Rural Estate Agents presents this beautifully designed and show home-styled detached family residence, situated in the ever-popular and sought-after rural village of Tibberton, close to Newport.

This luxury home is situated within a private and **exclusive cul-de-sac location and backing onto farmland fields. THERE IS POTENTIAL TO PURCHASE ADDITIONAL LAND** (The seller advises us that there is potential to purchase rear land subject to relevant agreements)

Externally, the property boasts a pleasant front and rear countryside garden with ample off-road parking and a large **DOUBLE DETACHED GARAGE** with upper storage area. (Note: The garage may have potential for annex conversion, subject to relevant permissions.)

Internally, the property features an entrance reception hall, a ground floor guest WC, **a home office/guest bedroom (Bedroom 5)**, a pleasant family room, a spacious evening lounge with feature fireplace, a fitted kitchen with named appliances and adjoining dining area, and a further feature orangery with countryside views.

The first floor comprises a spacious study area landing with storage cupboards, a selection of **FOUR double bedrooms, a Jack and Jill bathroom, a separate en-suite**, and a further family bathroom.

The rear of the property offers stunning **countryside views** which need to be seen to be fully appreciated.

Contact Lee Cooke Personal Estate Agents today to book a viewing.





ENTRANCE RECEPTION HALL

Having a double-glazed composite door with side windows to front, stairs with oak handrail and spindles leading to the first-floor landing, understairs storage cupboard with oak door, further oak veneered internal doors leading to various rooms, tiled flooring with underfloor heating, cloaks/storage cupboard with heating control system, spotlights to ceiling, and smoke alarm.

GUEST WC

Fitted suite comprising low flush toilet and wall-mounted wash basin set in a vanity unit, door leading to entrance hall, extractor fan, and tiled flooring with underfloor heating.

EVENING LOUNGE – 19'0" x 12'6"

Double-glazed French doors overlooking rear countryside, dual double-glazed windows to side, feature electric fireplace with log burner ready, two aerial points, smoke alarm, and door leading to entrance hall and underfloor heating.





FAMILY ROOM – 12'6" x 10'2"

Double-glazed window to front, oak veneer door leading into entrance hall & underfloor heating.

HOME OFFICE / GUEST BEDROOM 5 – 9'6" x 8'4"

Double-glazed window to front, oak veneer door to entrance hall, under floor heating, spotlights to ceiling, wall-mounted fuse board.

DINING AREA ADJOINING KITCHEN – 13'3" x 11'2"

Doors and openings to various ground-floor rooms, underfloor heating, spotlighted ceiling, and tiled flooring.



ORANGERY – 12'8" x 15'0"

Feature double-glazed dual-opening patio doors leading to rear countryside garden with stunning views, dual wall heaters, electric blinds, floor-mounted power points, and tiled flooring.

KITCHEN – 12'4" x 10'6"

Double-glazed windows overlooking farmland fields, opening to dining area, fitted wall and base units with quartz worktops, one and a half drainer sink unit, spotlights to ceiling, wall-mounted Valiant boiler, tiled flooring with underfloor heating. Integrated appliances include Bosch double oven and grill, Bosch induction hob with matching extractor, Zanussi fridge and freezer, and Neff dishwasher.

UTILITY ROOM – 7'8" x 6'0"

Double-glazed stable-style door to side access, plumbing for washing machine, wall and base unit with quartz worktop, tile flooring, door leading into dining area, alarm control panel.



FIRST FLOOR LANDING & STUDY AREA

Double-glazed windows to rear with countryside views, dual storage areas (one with fully integrated rack server system), wall-mounted power points, loft access, stairs with oak handrail, doors leading to all bedrooms and bathrooms.

BEDROOM 1 – 12'6" x 12'4" INTO WARDROBES

Two double-glazed windows with stunning rear countryside views, door to en suite #1, built-in wardrobes, central heated radiator.

EN SUITE ONE

Panelled bath, walk-in shower area, wash basin in vanity unit, low flush toilet, double-glazed window to side, heated towel rail, radiator, wall mirror and storage, spotlight to ceiling, extractor fan.





BEDROOM 2 – 12'7" x 11'0"

Two double-glazed windows with countryside views, central heated radiator, door to Jack and Jill bathroom.

BEDROOM 3 – 10'0" x 12'6"

Double-glazed window to front, central heated radiator, door to Jack and Jill bathroom.

BEDROOM 4 – 12'6" x 9'0" INTO WARDROBES

Double-glazed window to front, built-in wardrobes, central heated radiator, door to landing.



JACK AND JILL BATHROOM TWO

Panelled bath, low flush toilet, pedestal wash basin in vanity unit, heated towel rail, radiator, part-tiled walls, spotlights, wall mirror and storage, extractor fan, doors leading to bedrooms 2 and 3.

FAMILY BATHROOM

Walk-in shower area, panelled bath, low flush toilet, wall-mounted wash basin in vanity unit, wall-mounted mirror and storage with shaving point, spotlight to ceiling, heated towel rail, extractor fan.

FRONT GARDEN

Shared access leading to private cul-de-sac, lawned area, dual gated access to main rear garden, large off-road parking area, open canopy with wall lights, paved area.



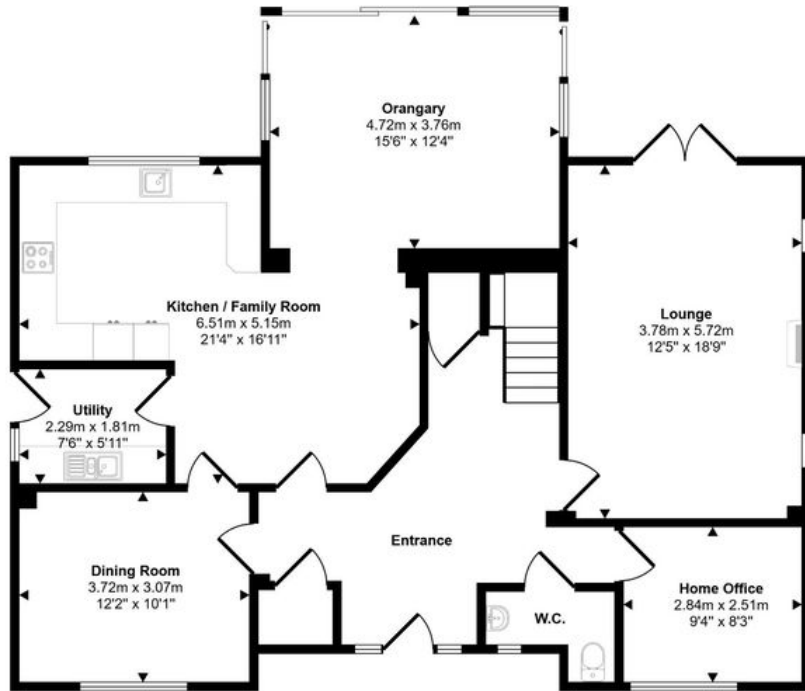
REAR GARDEN

Pleasant lawned area with feature farm-style fencing, dual gated access to front, paved and gravel patio areas, rear garage area ideal for pergola (subject to permissions).

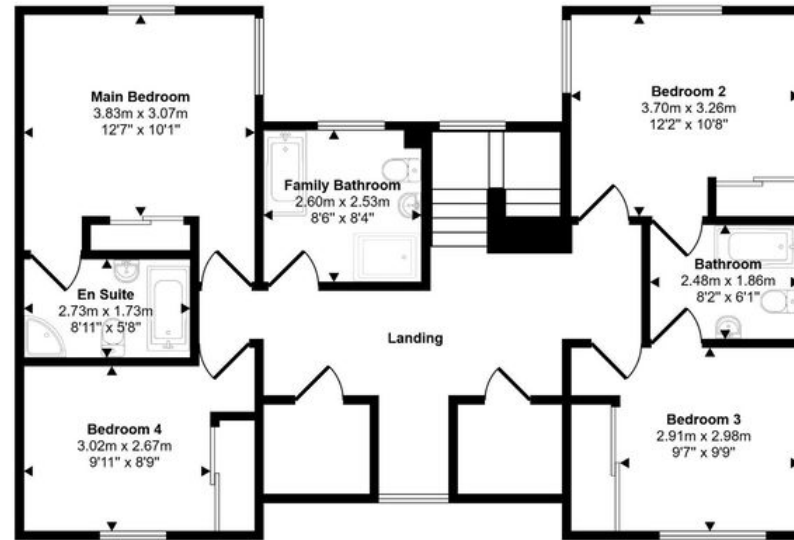
DOUBLE DETACHED GARAGE – 18'5" x 18'0"

Internal electric car charging point, double-glazed window to rear, door to main patio, upper storage area, internal lighting and power points, remote-controlled up-and-over door to front. **THIS AREA MAY HAVE POTENTIAL FOR AN ANNEX SUBJECT TO RELEVANT PERMISSIONS.**

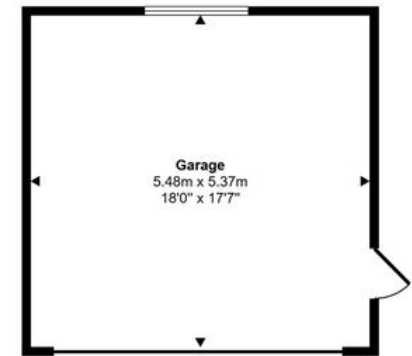
Approx Gross Internal Area
238 sq m / 2558 sq ft



Ground Floor
Approx 114 sq m / 1230 sq ft



First Floor
Approx 94 sq m / 1011 sq ft



Garage
Approx 29 sq m / 317 sq ft