



£835,000

🔑 TENURE: Freehold

📊 EPC RATING: B

💷 COUNCIL TAX BAND: G

## Tibberton Newport

Adams Croft Tibberton  
Newport Shropshire



***If you are searching for a home with 'acres' of space then book your viewing on Green Acres as you will not be disappointed. Located on a small select development within the highly desirable village of Tibberton and enjoying views over neighbouring farmland.*** The beautifully presented home with Sutherland style brickwork also has a double garage and is perfect for the larger family and has under floor heating to the ground floor and radiators to the first, most of which have individual room stats. Comprising roomy reception hallway, large lounge, dining room, study, extensively fitted open plan kitchen with separate utility, additional family dining area which is open plan to the recently added orangery with views over the farmland. Upstairs there are four bedrooms including master bedroom with an en-suite bathroom and a further Jack & Jill en-suite servicing both bedroom two and three and a family bathroom.

- Rural Set Detached On Small Select Development
- Four Bedrooms, Two En-Suites & Family Bathroom
- Three Reception Rooms Plus Orangery
- Quality Fitted Dining Kitchen & Separate Utility
- Open Farmland Views
- Double Garage With Electric Door &

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## Reception Hallway

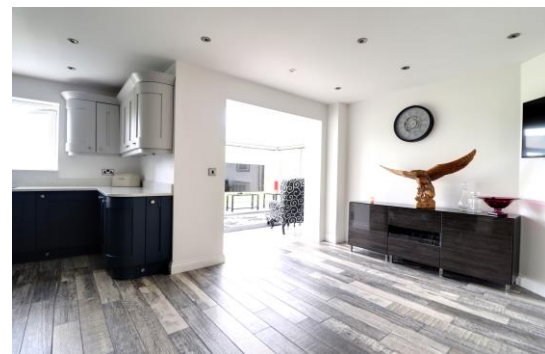
A spacious reception hallway with oak staircase to the first floor with iron spindles and under stair store cupboard. Walk in cloaks cupboard with double glazed window to the front. To the ground floor there is under floor heating with stressed wood effect tiling to the floor which continues into the guest WC, kitchen and utility.

## Guest WC

Fitted with a contemporary vanity space saver wash basin with fitted mirror over and low level WC.

## Lounge 18' 9" x 12' 5" (5.72m x 3.78m)

Having a limestone fireplace with matching hearth and incorporating a log effect fire. There are double glazed windows to each side of the fireplace and double glazed French doors to the rear garden.



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## **Study** 9' 6" x 8' 5" (2.90m x 2.57m)

An ideal work from home or family study having inset ceiling spot lighting and double glazed window to the front.

## **Family Dining Room** 12' 5" x 10' 2" (3.78m x 3.10m)

Double glazed window to the front.

## **Orangery** 12' 9" x 14' 11" (3.88m x 4.54m)

Having double glazed sliding doors to three sides, stressed wood effect tiling to the floor and two wall heaters with decorative covers.

## **Breakfast Kitchen** 12' 4" x 10' 4" (3.76m x 3.15m)

The kitchen area is fitted with an extensive range of two tone complimenting base and wall units with chrome fittings and quartz granite work surfaces over incorporating a drainer to the twin bowl sink. Built in appliances include a four ring induction hob with contemporary cooker hood over, electric double oven, dishwasher and upright fridge freezer. The kitchen has a double glazed window to the rear and is open plan to the family/dining area which links the orangery.

## **Family Room/Dining Area** 11' 2" x 9' 0" (3.40m x 2.75m)

Open plan to the kitchen area providing a relaxing area having an eye level TV point, door off to the utility and open plan to the orangery.

## **Utility Room** 7' 8" x 6' 0" (2.34m x 1.83m)

Fitted with a base unit with granite work surface over with built in sink and space for a washer and dryer and matching wall cupboards to match those of the kitchen. Double glazed window to the side and stable style double glazed door to the side.

## **Landing**

A spacious landing area with loft access and doors off to to the four bedrooms and family bathroom. Off the hallway is a plant room/store with Rack System for sound and vision and an additional airing cupboard. Inset ceiling spot lighting and double glazed windows to the front and rear.

## **Bedroom One** 12' 6" x 12' 4" (3.81m x 3.76m)

A dual aspect room with fitted wardrobes having sliding mirror doors, radiator and double glazed windows to the side and rear.





### **En-Suite Bathroom** 5' 10" x 9' 4" (1.78m x 2.85m)

Fitted with a panel bath with centre mixer tap and tiled splash back, corner tiled shower cubicle with hand held shower attachment and over head rain head, vanity wash basin with mixer tap and cupboard under and low level WC. Heated towel rail.

### **Bedroom Two** 12' 6" x 11' 0" (3.81m x 3.35m)

A further double bedroom with dual aspect which is fitted with wardrobes having sliding mirror doors, radiator and double glazed windows to the side and rear.

### **Jack And Jill En-Suite Bathroom**

Having a 'Jack & Jill' En-Suite servicing both bedroom two and three with interconnecting doors and fitted with panel bath with tiled surround and mains fed shower incorporating rain head shower and hand held attachment, pedestal wash basin and low level WC. Tiled splashbacks and mirrored wall cabinet. Double glazed window to the side.



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## **Bedroom Three** 12' 6" x 10' 0" (3.81m x 3.04m)

Another double bedroom which shares the bedroom two en-suite and has fitted mirror fronted double door wardrobes, radiator and double glazed window to the front.

## **Bedroom Four** 12' 6" x 8' 11" (3.81m x 2.72m)

Fitted with a mirror fronted double door wardrobe, radiator and double glazed window to the front.

## **Family Bathroom** 8' 7" x 8' 11" (2.61m x 2.72m)

Fitted with a contemporary white suite comprising panel bath with mixer tap, vanity wash basin with cupboard under with wall cupboard and mirror over and corner shower enclosure with mains fed shower including rain head and additional hand held attachment. Heated towel rail and double glazed window to the rear.

## **Outside Front**

There is a lawned front garden with stone pathway to the front entrance door with inset spot lighting over. A double width decorative stone driveway leads to the detached double garage with parking outside for potentially 6 cars and access to both sides to the rear garden.

## **Outside Rear**

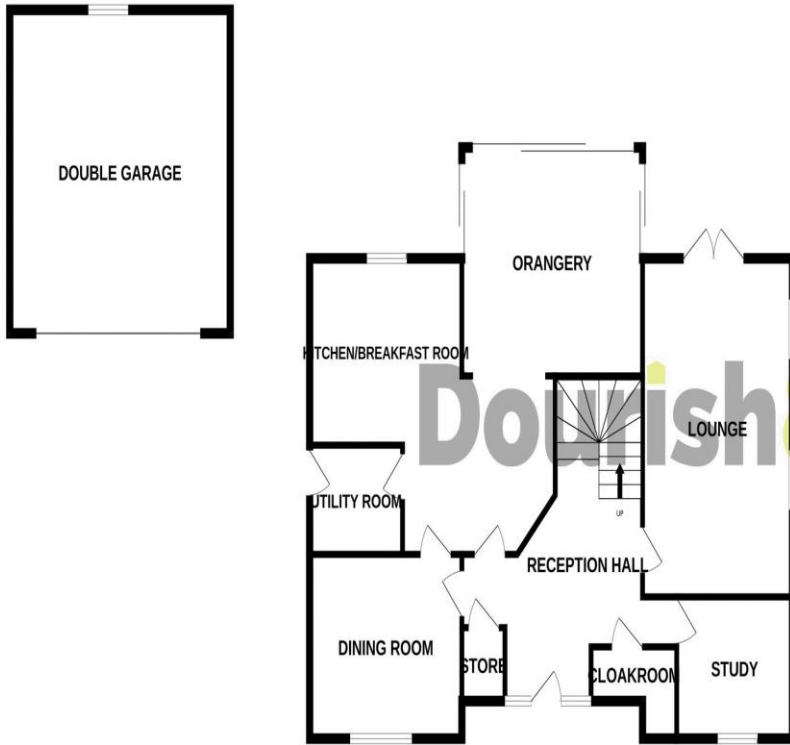
A stone paved patio leads onto a lawned garden with door to the garage and access to both sides. There is a low wooden post and rail fence enabling fantastic views over the neighbouring farmland.

## **Double Garage** 17' 11" x 18' 3" (5.46m x 5.56m)

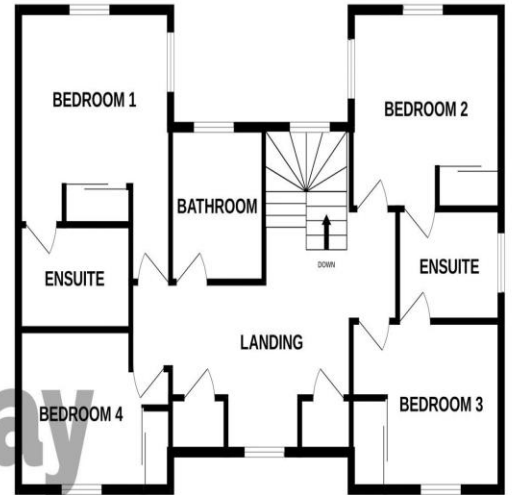
The double garage has a remote electric up and over door, power, lighting, electric car charging point and double glazed window to the rear.



GROUND FLOOR



1ST FLOOR



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| Energy Efficiency Rating                      |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Energy efficiency class - lower ratings costs |   |                         |           |
| 92-100  | A | 85                      | 91        |
| 81-91   | B |                         |           |
| 69-80   | C |                         |           |
| 55-68   | D |                         |           |
| 39-54   | E |                         |           |
| 21-38   | F |                         |           |
| 1-20  | G |                         |           |
| Not energy efficient - higher running costs   |   |                         |           |
| England & Wales                               |   | EU Directive 2002/91/EC |           |
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