

# HARWOOD

THE ESTATE AGENT

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25 Maslan Crescent, Tibberton TF10 8PB



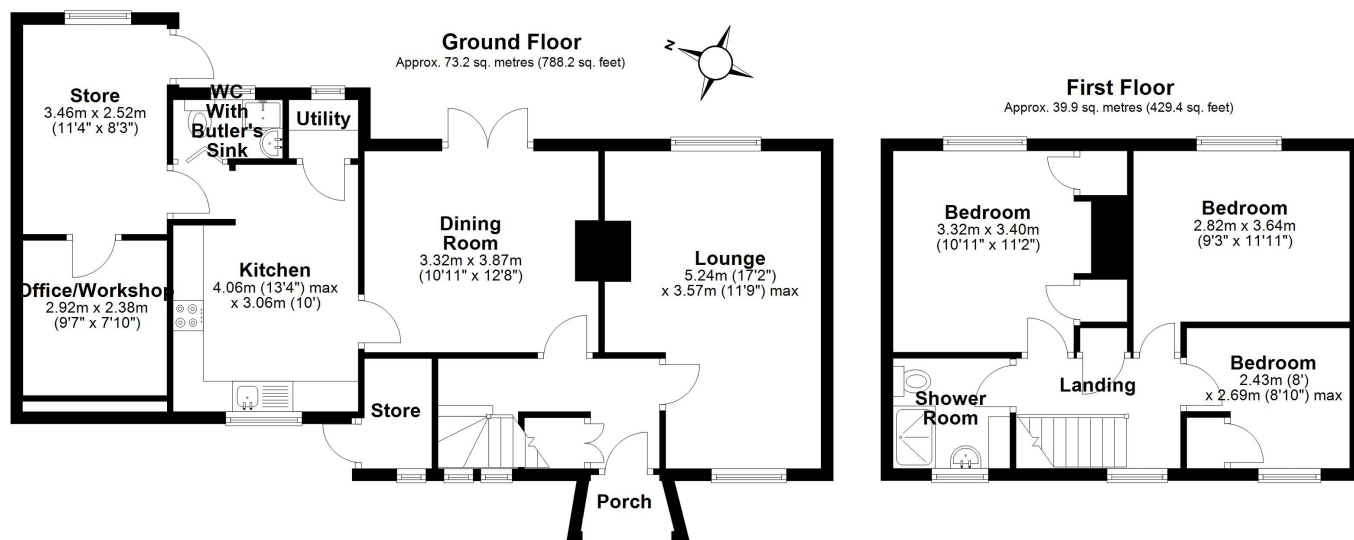
£2 7 9, 9 5 0 region

Positioned on a pleasant corner plot in the popular village of Tibberton, this well proportioned home offers a generous layout. The ground floor features a porch leading into a bright dining room with double doors opening out to the rear garden, and a comfortable lounge with feature fireplace, each enjoying good natural light and an easy flow through the home. The kitchen sits at the heart of the property with direct access to the garden, while a useful office or workshop, utility room and WC add valuable practicality to everyday living. Upstairs, three bedrooms are arranged around a central landing along with a modern shower room, creating a balanced and versatile first floor layout suited to family life or home working. The outdoor space is a real highlight. Two large decked areas provide excellent spots for relaxing or entertaining, complemented by a further patio accessed through recently added patio doors. The garden includes two substantial sheds offering great storage or hobby space, and the flat roof has been resealed this year, giving peace of mind for the future. Parking for up to three cars sits to the front, making the property as practical as it is inviting. Tibberton remains a sought after village, offering a friendly community feel while being well placed for access to Newport and its wide range of amenities.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		







**Tenure Freehold**

**Council tax Band B**

**Fixtures & Fittings** Where specifically mentioned in these sales particulars are included in the sale price.

**N.B** Please note, that none of the services, heating systems or any appliances at this property have been tested, therefore no warranty can be given or implied as to their working order. These particulars do not constitute or form a part of any contract. Whilst Harwood Estate Agents and their employees take every care in the preparation of these particulars they hereby state both on behalf of themselves and the vendor that no intending purchaser should rely on any of the statements of representation of fact and the intending purchaser should make his/her own inspection and enquiries in order to satisfy himself/herself of their authenticity and no responsibility is accepted for any error or omission herein.

Details prepared : 17th June 2026