



**FOR SALE**

Price £825,000

Paddock House, (Plot 3) Adams Croft,  
Tibberton, Newport, TF10 8NT

A superbly designed and stunningly appointed individual new detached family house with double garage and lawned gardens, adjoining open farmland with extensive unspoilt views, whilst within a small select development, on the fringe of a popular village.



Mileages; Newport - 5.2 miles, Telford - 13 miles, Shrewsbury - 16.1 miles, Stafford - 18.3 miles, Wolverhampton - 26.1 miles (all distances are approximate)



- Exclusive Development
- Individually Designed
- High Specification
- Detached Double Garage
- Sought after Village
- Stunning Farmland Views

## DIRECTIONS

From Newport take the B5062 west, heading for Edgmond / Shrewsbury. Carry on for just over 3 miles having past through Edgmond. Then take a right turning sign posted Tibberton. Travel through the centre of the village, along Cherrington Road, and at the far end of the village then turn left on to Back Lane. Carry on a short distance and the entrance to the development will be seen on the right hand side.

## SITUATION

The village of Tibberton is surrounded by idyllic Shropshire countryside, whilst this pretty village setting is complimented by ease of access to Newport. In the village itself you will find a pub, church and a community-run shop. There is an excellent primary school in the village rated by Ofsted as outstanding, and Adams Croft is within the catchment for Newport's highly-regarded secondary schools.

Adams Croft is just under 6 miles from the thriving market town of Newport with its independent shops, indoor market and a Waitrose. Just 13 miles away is Telford, the largest town in Shropshire, with all its shopping, leisure and business facilities. Adams Croft is also within easy commuting distance of Stafford, Cannock, Wolverhampton and Shrewsbury, and enjoys convenient road links to the rest of the UK via the M6 to the east and the M54 to the south.

## DESCRIPTION

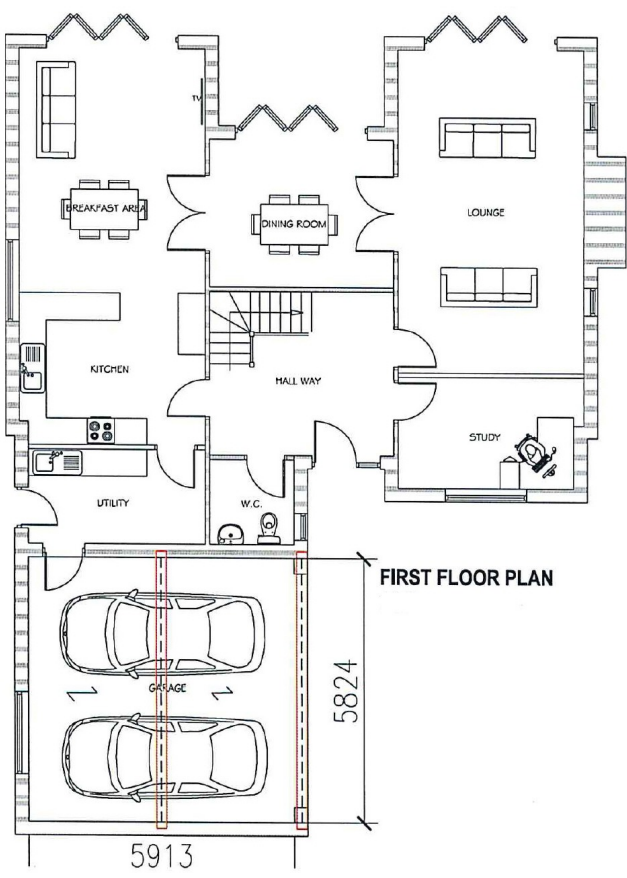
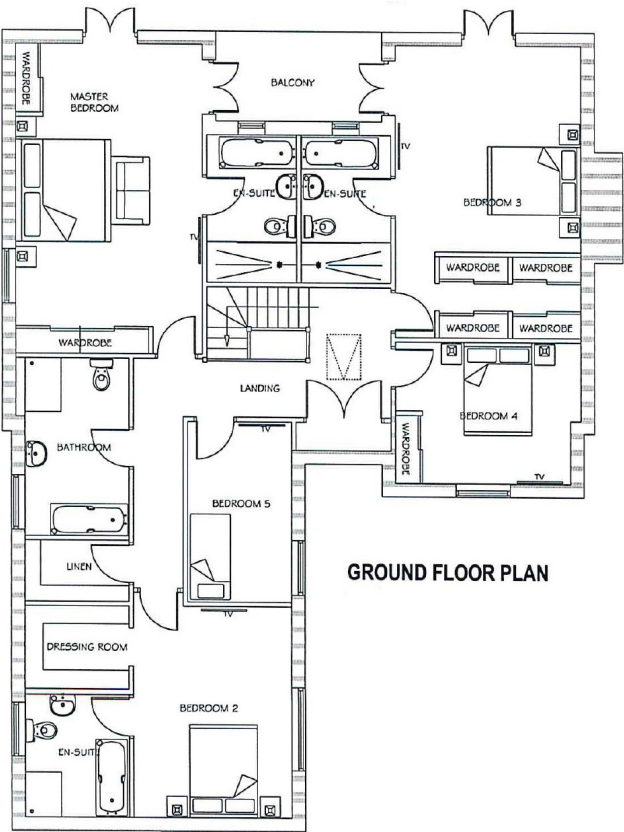
Paddock House offers a spectacular family home, which has been beautifully designed to provide luxurious

accommodation incorporating a high quality specification, whilst sitting in a lovely corner plot, immediately adjoining open farmland with wonderful views to the west, where its main garden lies. Constructed by Castle Homes who have built their reputation on providing high quality build premier style properties. Each home comes with a 10 year structural warranty through Buildzone. The design combines a versatile layout, which will no doubt appeal to a wide range of buyers.

## ADDITIONAL FEATURES

- \* Total internal floor area - approx 2,961 sq ft (exc. Garage).
- \* Traditional construction with high insulation qualities.
- \* Fibre Internet with TV, HDTV and Data to all bedrooms.
- \* Extensive Mercury polished porcelain floor tiles to the ground floor.
- \* Fitted carpets and tiled floor to bath/shower rooms.
- \* Bespoke fitted kitchen by EMERY kitchens with MORNINGTON SHAKER dove grey high gloss base and eye level units, extensive charcoal METALLICO worktops with upstands, FRANKE KUBUS 1.5 sink unit, pelmet and plinth LED LIGHTING and high quality NEFF APPLIANCES with BOSCH American fridge freezer.
- \* Lounge and Dining Room both with fitted bi-fold doors externally and connecting internal oak/glazed doors.
- \* Five double bedrooms all with wardrobes.
- \* The principal bedroom and guest bedroom have a connecting sun balcony.
- \* Bathrooms include CARRONITE reinforced baths and bath panels. Furniture to the bathroom is WOODSTOCK & ROPER RHODES.
- \* Shower rooms have fitted MERLYN shower screens and trays (20 year guarantee) on the glass, VARD0 glassware (15 year guarantee) on taps and showers.
- \* Oak internal doors.
- \* Gas fired central heating with underfloor to the ground floor and radiators to the first floor - each room individually thermostatically controlled.
- \* Future proof hard wiring for data including sound and vision with a rack system applied by SMC of Shrewsbury.
- \* Extensively fitted ceiling down lights.





Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



3 Reception  
Room/s



5 Bedroom/s



3 Bath/Shower  
Room/s



\* Double garage with electric door and electric car charging point.

\* Lawn gardens including a flagged patio.

## ACCOMMODATION

### RECEPTION HALL

With tiled floor. Part oak finished staircase with under stair storage cupboard and rising to the first floor galleried landing.

### GUEST CLOAKS/WC

With tile floor, wash hand basin and close coupled WC.

### STUDY/FAMILY ROOM

### LOUNGE ROOM

With stone fireplace incorporating electric log effect fire, IT connection points, bi-fold doors and internal twin oak/glazed doors through to:

### DINING ROOM

With tiled floor, bi-fold doors, internal oak/glazed doors through to:

### LUXURY KITCHEN/BREAKFAST ROOM

With tiled floor. Extensive granite work surfaces extending to BREAKFAST BAR and having upstands. Built in FRANKE SINK UNIT. Extensive painted wood grained SHAKER STYLE base and eye level cupboards. Under unit lighting including LED skirting lighting. Pan drawers. Built in NEFF ELECTRIC HOB UNIT with granite splash back and NEFF EXTRACTOR HOOD over, integrated NEFF MICROWAVE OVEN and integrated NEFF DISHWASHER, further matching wall unit including storage units with two independent ELECTRIC TILT AND SLIDE OVENS, Free standing AMERICAN STYLE FRIDGE



FREEZER with ice maker. Tall pantry cupboard. BREAKFAST AREA with bi-fold doors.

### UTILITY ROOM

With tiled floor, fitted granite effect worktop with built in sink unit, matching painted wood grained faced base and eye level cupboards, separate matching storage cupboard. Door to garage. Side external door.

### FIRST FLOOR GALLERIED LANDING

'L' shaped with built in storage cupboard. WALK-IN AIRING CUPBOARD containing MEGAFLO HOT WATER TANK.

### PRINCIPAL BEDROOM 1

With fitted bank of wardrobes with sliding part mirrored doors. Twin glazed door with JULIET BALCONY providing stunning views out to the west over open countryside. Side door leading out onto a "Jack and Jill" sun balcony.

### ENSUITE BATH/SHOWER ROOM

With panelled bath, wall hung vanity unit with drawer, close coupled WC, centre mirror with lighting, walk in tiled shower cubicle with direct feed shower unit and smoked glazed screen, chrome ladder radiator.

### BEDROOM 2

With fitted bank of wardrobes with sliding mirrored doors. Twin French doors with "JACK AND JILL" SUN BALCONY. Providing stunning views out to the west over open farmland. Internal door to sun balcony.

### ENSUITE SHOWER ROOM

With panelled bath, wall hung vanity unit with drawer, close coupled WC, centre mirror with lighting, walk in tiled shower cubicle with direct feed shower unit and smoked glazed screen, chrome ladder radiator.

**BEDROOM 3**

With walk in wardrobe providing fitted 'his and hers' wardrobes with sliding mirrored doors.

**BATHROOM**

With panelled bath and tiled splash, tiled shower cubicle with direct feeder shower unit. Vanity unit with cupboard under. Mirrored wall cabinet with lighting.

**BEDROOM 4**

With fitted wardrobe range having sliding mirrored doors.

**BEDROOM 5**

With fitted double wardrobe incorporating racking system.

**FAMILY BATH/SHOWER ROOM**

Twin ended bath with splash. Vanity unit with half inset wash hand basin and toiletry top. Close coupled WC with concealed cistern. Storage cupboards. Walk in tiled shower cubicle with direct feed shower unit. Smoke glazed screen. Two chrome ladder radiators.

**OUTSIDE**

Gravelled driveway with parking space for a number of cars.

**INTEGRAL DOUBLE GARAGE**

With up and over ELECTRIC AUTOMATIC ENTRANCE DOOR, electric CAR CHARGING POINT, wall mounted gas fired central heating boiler.

**GARDEN**

Stone flagged pathways are provided to the front with planted beds. There are two side gated entrances and further pathways around the sides of the house to a garden which is lawned and immediately adjoins open countryside. There is a good sized FLAGGED PART COVERED PATIO with down lighters, which are idea for BBQ and Al Fresco dining.

**GENERAL REMARKS****SERVICES**

Mains water, electricity, gas and drainage are connected. Gas fired central heating system.

**TENURE**

Freehold. Purchasers must confirm via their solicitor.

**LOCAL AUTHORITY**

Telford and Wrekin Council, Tel: 01952 380000. Council Tax Band - TBA

**VIEWINGS**

Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ. Tel: 01743 236444. E: shrewsbury@hallsgb.com



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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

### Energy Performance Ratings

**Halls**<sup>1845</sup>

**01743 236444**

**Shrewsbury office:**

2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ  
E. shrewsbury@hallsgb.com



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