



10 Marl Grove, Tibberton, TF10 8PG

O.I.R.O £510,000

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

Step through the part-glazed UPVC front door into a bright and generously sized hallway, offering access to all principal ground floor rooms, including a conveniently located WC and a staircase leading to the first floor. The downstairs heating control are located in the hallway.

WC

The cloakroom features tiled flooring, a low-level flush WC and pedestal wash basin, a frosted UPVC double-glazed window, ceiling light, and a radiator for added convenience.

Office

Currently utilised as a home office, this versatile and generously sized room features a front-facing UPVC double-glazed window, allowing for ample natural light. Along with a radiator and a ceiling light fitting for comfort and practicality, this room would make an ideal second sitting room or even a playroom.

Lounge

A beautifully presented, bright and airy living room that effortlessly combines comfort with character. A charming log burner, set within its own alcove, adds a rustic focal point, enhanced by exposed beam detailing. The space features light wood flooring, a large inset bay window that floods the room with natural light, both wall and ceiling light fittings, and two radiators. Internal French doors provide a seamless flow through to the kitchen area.

Kitchen Diner



The stylish kitchen is fitted with contemporary gloss grey wall and base units with under wall lighting, complemented by solid granite work surfaces. A large range-style Stoves cooker with matching hob and an overhead extractor hood takes centre stage, while integrated appliances include a dishwasher and fridge freezer. A sleek, sunken one-and-a-half bowl sink completes this well-appointed and functional space. Spanning the full width of the property, this impressive kitchen and dining space also accommodates a relaxed seating area, with

UPVC patio doors offering delightful views and direct access to the rear garden.

Utility

Echoing the contemporary style of the kitchen, the utility room features matching grey floor tiles and gloss cabinetry, creating a cohesive and polished look. It is equipped with plumbing for a washing machine and tumble dryer, along with a practical inset sink. The space also offers convenient internal access to the garage and controls for the hot water system.

Stairs and Landing

A straight staircase leads to a spacious U-shaped landing, offering access to all upper-level rooms. The landing includes two built-in storage cupboards, one of which houses the water tank. Additional features include a loft hatch—providing access to an insulated (but unboarded) loft space—a radiator, and a central ceiling light fitting.

Master Bedroom

A large front-facing double bedroom, boasting triple floor-to-ceiling built-in wardrobes with sliding mirrored doors that enhance the sense of space. The room offers ample floor area to accommodate additional furniture and benefits from a stylish en-suite shower room for added convenience and privacy.

En-suite

A generously sized en-suite bathroom featuring a curved corner shower unit, low-level flush WC, and a classic pedestal basin. A mirrored vanity unit adds both style and practicality, complemented by a frosted UPVC double-glazed window that ensures privacy while allowing natural light. Additional features include a radiator, recessed ceiling spotlights, electric shaver point, motion detected lighting and an extractor fan for ventilation.

Bedroom Two

Another generous front-facing double bedroom, complete with built-in wardrobes featuring sliding mirrored doors and overhead storage. The room is filled with natural light from a UPVC double-glazed window and includes a radiator and central ceiling light fitting.

Bedroom Three



A further charming double bedroom with views over the rear of the property, similar in size to Bedroom Two. Featuring a UPVC double-glazed window, radiator and ceiling light fitting.

Bedroom Four

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

Bathroom



Centrally located, this modern family bathroom is beautifully tiled and thoughtfully designed for comfort and convenience. It features a fitted bathtub with an overhead chrome shower, a low-level flush WC, and a sleek sink vanity unit. Additional highlights include a heated towel rail, a frosted UPVC window ensuring privacy, an extractor fan, and recessed ceiling spotlights that provide a bright, inviting atmosphere.

Garage

A spacious attached double garage featuring an up-and-over door, with convenient internal access via the utility room and direct access to the rear garden through a part-glazed UPVC doorway. Featuring power sockets, fluorescent lighting and the boiler, combining practicality with ease of use.

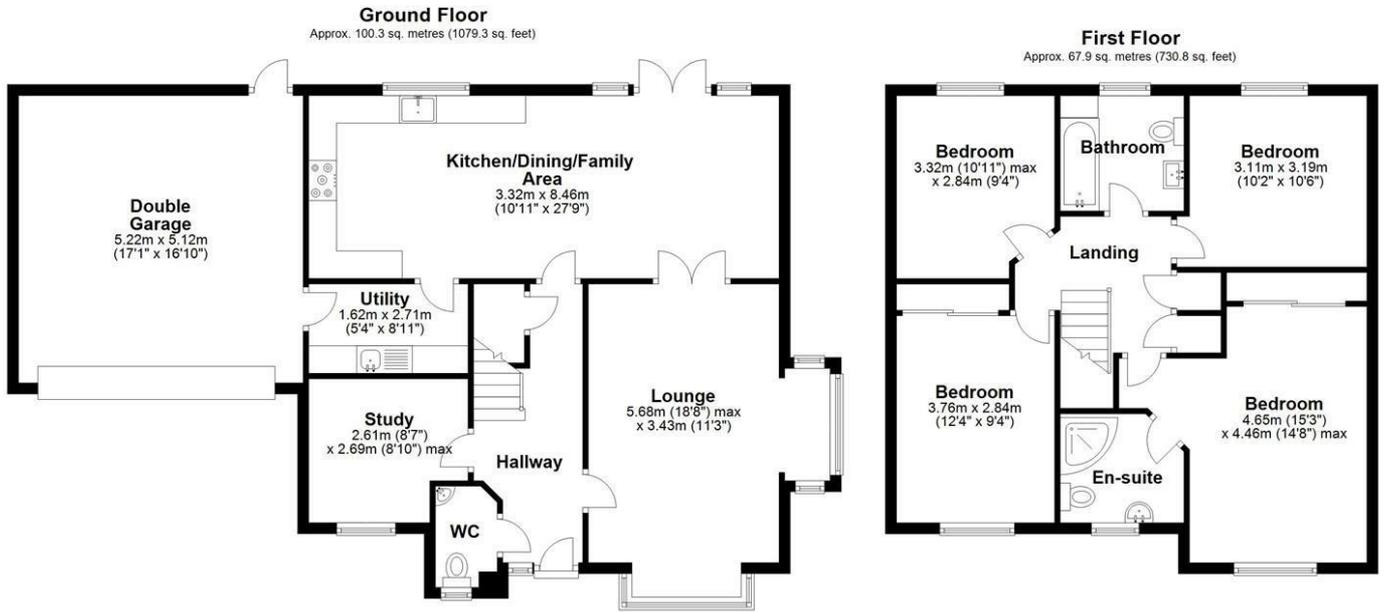
Garden

The landscaped, wrap-around L-shaped garden offers a spacious lawn, multiple patio areas, and a bark-covered section perfect for play or relaxation. Mature hedgerows and gravel borders provide privacy and charm, with views of neighbouring woodlands making you feel connected to the nature around you.

Front Garden and Driveway

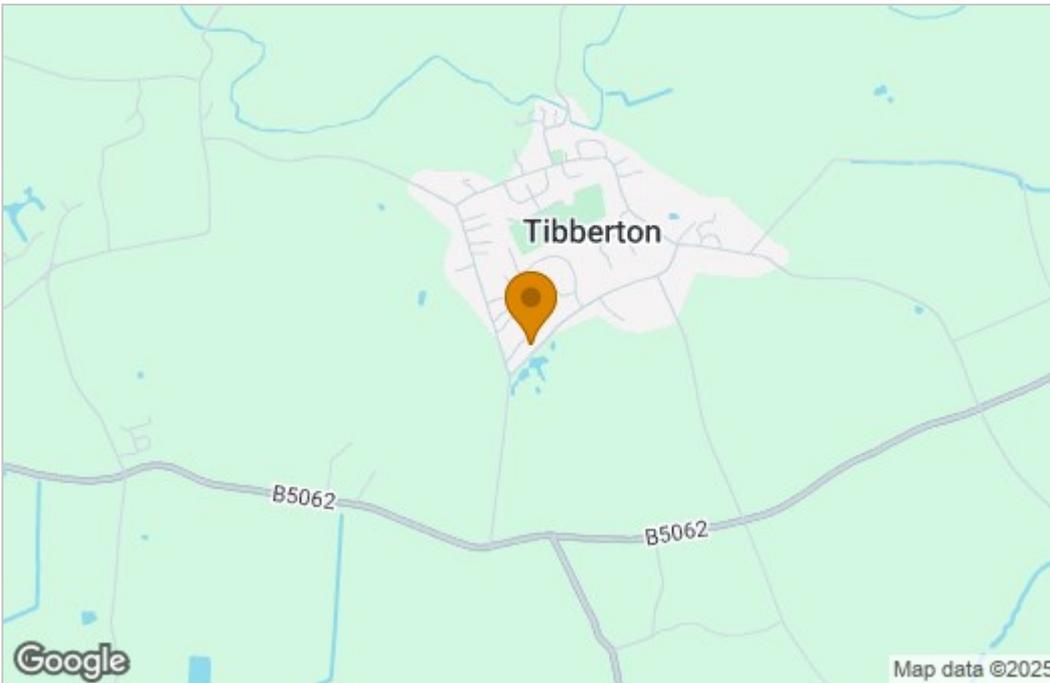
Block paved driveway with ample space for multiple cars, and a turning circle for added ease of manoeuvring. The beautifully landscaped front garden is well stocked with trees and shrubbery making a very attractive approach to the property.

Floor Plan



Total area: approx. 168.2 sq. metres (1810.1 sq. feet)

Area Map



Energy Efficiency Graph

| Energy Efficiency Rating | | Current | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | 92 |
| (81-91) B | | 84 | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.