



**Fitzroy House , Newport, TF10 8NN**  
**Offers In The Region Of £895,000**

Set in the charming village of Tibberton, this beautifully presented five-bedroom home has been cleverly designed to provide both comfort and style. Benefiting from countryside living whilst also being close to local amenities make it a perfect property for family life.

## Property Details

Upon entering you are greeted by a fantastic view through the centre of the property, stretching out into the beautifully landscaped rear garden. A bright and airy, yet welcoming reception hallway leads you into the front lounge and dining rooms, eventually opening into the fantastically designed kitchen/dining/family room. This room is perfectly suited to accommodate all family needs, as well as being an excellent space to host and entertain guests. Effortlessly combining outdoor and indoor living through sleek, glass bi-folding patio doors.

It is obvious that no detail has been overlooked in this home; the underfloor heating, music surround system, flush ceiling spotlights and Quooker tap are just a few to mention. For added convenience, the ground floor boasts a utility room and WC. The top-quality kitchen appliances and integrated drinks fridge contribute to the modern high-end finish on this property, whilst the log burner and plush upstairs carpets add that cosy, homely feel.

The generous master bedroom benefits from a walk-in wardrobe and en-suite shower room which is fitted with quality tiling, mains-fed shower cubicle and white WC and floating sink vanity unit. Two further bedrooms are also equipped with the same high-end en-suite shower rooms and built-in wardrobes. A final bedroom currently serves as a home office, showing how flexible the living space in this house really is. A beautifully finished stylish family bathroom completes the first-floor; the stand-alone bathtub creates a luxurious feel, perfect for relaxing in.

Storage space is one thing this property is not lacking; fitted wardrobes, a utility and plant room, an understairs storage cupboard and an upstairs linen cupboard ensure every item can be accounted for. The large garage provides the necessary space to house all garden tools, furniture or a vehicle.

Whether you are a keen gardener or someone who prefers to sit back and enjoy the view, this delightful garden is perfect for all. Mature trees and shrubbery create colourful borders, edging a good-sized lawn and a large, beautifully laid patio area. Hidden from neighbouring properties, the garden is a true oasis of calm and relaxation.

This property is not only a gorgeous, expertly finished home, it offers a lifestyle and a place for a family to grow in and enjoy together. You will capture the true beauty and wonder of this property only by viewing for yourself.

## Reception Hall

## Lounge

## Dining Room

## Kitchen/Dining/Family Area

## Utility Room

## WC

## Stairs & Landing

## Bedroom One with En-Suite

## Bedroom Two with En-Suite

## Bedroom Three with En-Suite

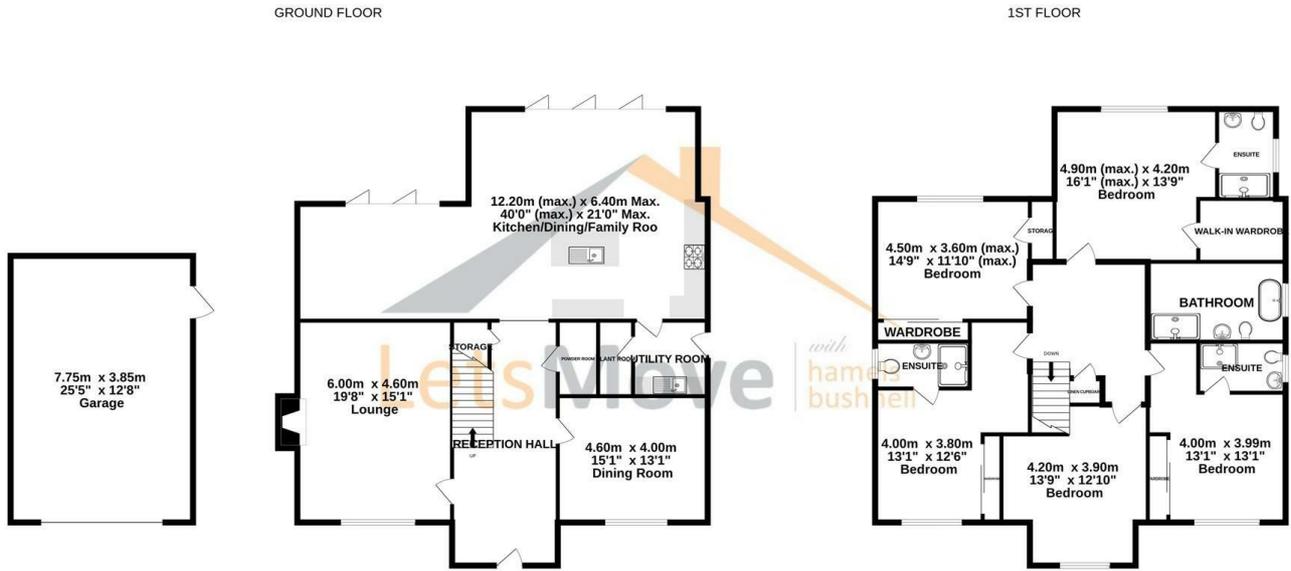
## Bedroom Four

## Bedroom Five

## Bathroom

## Garden & Garage

# Floor Plan



Measurements are approximate. Not to scale. Illustrative purposes only  
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# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>90</b>	<b>90</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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