



**MILLER'S GATE**  
TIBBERTON

# Beautiful homes in Tibberton

With that extra luxury and uniqueness, this development is the perfect place to call home.

For Sat Nav purposes please use:

**Mill Lane, Tibberton, Newport, TF10 8PZ**







5 miles from Newport  
11 miles from Telford  
15 miles from Shrewsbury



## HOUSE TYPES

The house types for this development have been named after people who have shaped the history of Shropshire.

-  **The Darwin**  
4 Bedroom Detached House
-  **The Darby**  
4 Bedroom Detached House
-  **The Talbot**  
4 Bedroom Detached House
-  **The Brookes**  
5 Bedroom Detached House
-  **The Eckford**  
4 Bedroom Detached House
-  **The Peters**  
5 Bedroom Detached House
-  **The Adams**  
4 Bedroom Detached House
-  **The Jebb**  
5 Bedroom Detached House

-  Severn Trent adopted surface water drainage easements.
-  Severn Trent adopted surface water drainage (Within plots 12 & 13).
-  Private gravity foul drainage (Within plots 12 & 13).
-  Private gravity surface water drainage (Rear plots 11, 12 & 13).
-  Private pressurised foul drainage to front of plots 15, 16, 17, 18 & rear of plot 19, from private pump unit to Severn Trent pump station.
-  Bin day collection point.

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**Please Note:** Every Fletcher Homes' development is designed to be as individual as possible. External finishes and specifications may therefore vary on each property. Full details on the home of your choice are available from the Sales Department. This brochure outlines the plans, specifications and layout for the development at the time of printing. The information in the brochure has been prepared for guidance only and does not form part of an offer of a contract or warranty. All floor plans and artists impressions are only intended as a guide and should not be relied upon for accurate measurements. All descriptions and dimensions are indicative and should not be used as the basis for purchasing furnishings, such as carpets or curtains, appliances or furniture. Such information is given in good faith and believed to be correct but any intending purchasers or lessees should not rely upon them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. Any customer choices contained within the specification depend upon the construction stage reached when reservation is made. Fletcher Homes operates a policy of continual improvement and reserves the right to alter its designs, specifications or floor plans/layout and prices without prior notice. Should you require further clarification or confirmation of any matters contained in this brochure, they should be raised through your solicitor or conveyor.



5 BEDROOM DETACHED

## The Jebb



Note: Image for illustrative purposes only.

Plots 12, 14 & 20 | Sq. ft 2038

The Jebb house type is the largest house at Miller's Gate. This impressive house exudes space, creating a relaxed and comfortable home for you.

Includes ensembles and fitted wardrobes to bedrooms 1 & 2.

Both plots 14 & 20 have stunning views of the River Meese and open countryside.

All three properties have large rear gardens and double garages.

Please note: Plot 12 has an attached double garage to side of the property. The window to en-suite 1 is omitted. Ask for full details.

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## GROUND FLOOR

### Living Room

3.47m x 6.69m (11' 5" x 22')

### Kitchen Dining

4.73m x 6.41m (15' 6" x 21')

### Home Office

4.72m x 3.93m (15' 6" x 12' 11")

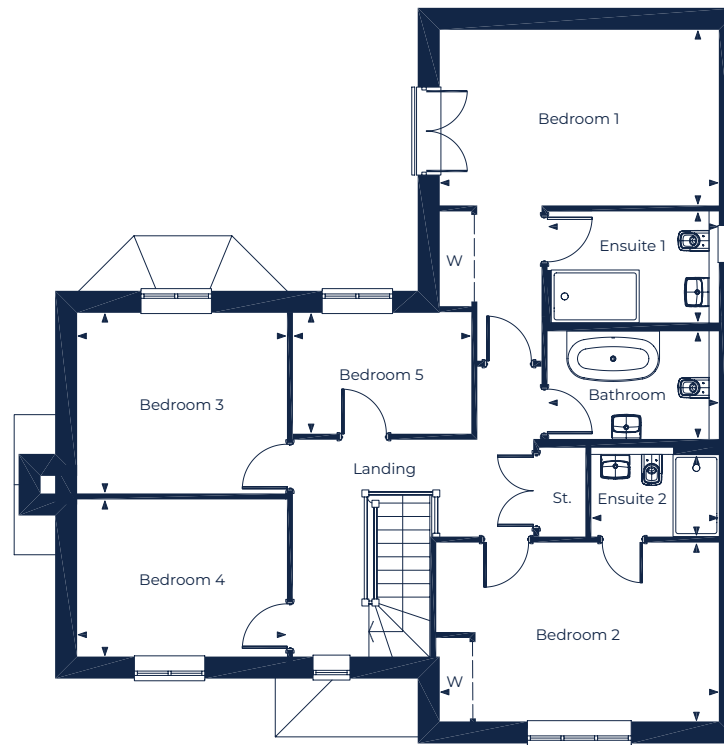
### Utility

2.31m x 1.58m (7' 7" x 5' 2")

### Cloaks

2.46m x 1.07m (8' 1" x 3' 6")

KEY St. = Store | W = Wardrobe



## FIRST FLOOR

### Bedroom 1

4.72m x 2.95m (15' 6" x 9' 8")

### Ensuite 1

2.88m x 1.85m (9' 5" x 6' 1")

### Bedroom 2

4.72m x 3.01m (15' 6" x 9' 10")

### Ensuite 2

2.13m x 1.35m (7' x 4' 5")

### Bedroom 3

3.54m x 3.04m (11' 7" x 10')

### Bedroom 4

3.54m x 2.64m (11' 7" x 8' 8")

### Bedroom 5

2.99m x 2.02m (9' 10" x 6' 7")

### Bathroom

2.88m x 1.78m (9' 5" x 5' 10")

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4 BEDROOM DETACHED

## The Darby



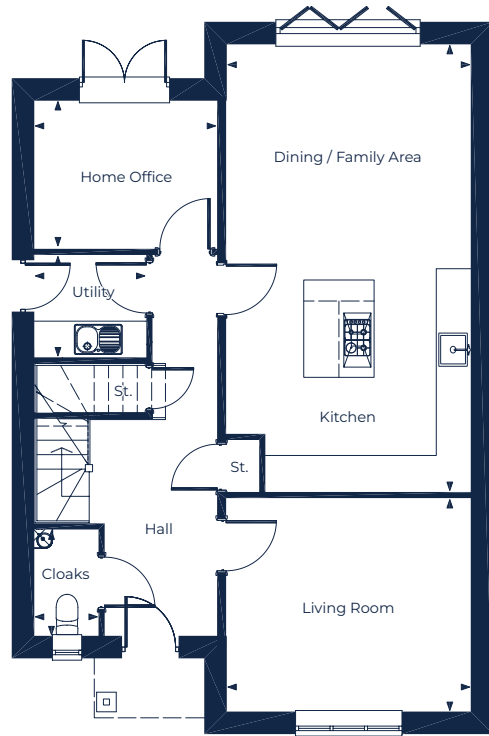
Note: Image for illustrative purposes only.

Plots 16 & 17 | Sq. ft 1591

A well-planned house designed for your growing family with the heart of the home being the spacious, high specification kitchen and dining area.

Bedrooms 1 and 2 include ensuites and fitted wardrobes. Bi-fold doors to the kitchen/dining area into the rear garden with open countryside beyond. A medium sized garage with driveway.

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## GROUND FLOOR

### Living Room

4.02m x 3.51m (13' 2" x 11' 6")

### Kitchen & Dining / Family Area

4.02m x 7.40m (13' 2" x 24' 3")

### Home Office

3.00m x 2.40m (9' 10" x 7' 10")

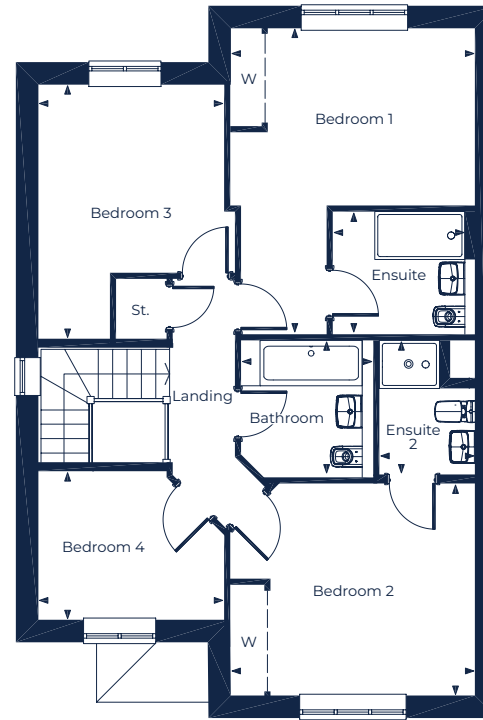
### Utility

1.82m x 1.66m (6' x 5' 5")

### Cloaks

1.03m x 1.73m (3' 5" x 5' 8")

KEY St. = Store | W = Wardrobe



## FIRST FLOOR

### Bedroom 1

4.02m x 5.04m (13' 2" x 16' 6")

### Ensuite 1

2.16m x 1.98m (7' 1" x 6' 6")

### Bedroom 2

4.02m x 3.48m (13' 2" x 11' 5")

### Ensuite 2

1.55m x 2.18m (5' 1" x 7' 2")

### Bedroom 3

3.05m x 4.19m (10' x 13' 9")

### Bedroom 4

3.05m x 2.43m (10' x 8')

### Bathroom

2.15m x 2.18m (7' 1" x 7' 2")

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4 BEDROOM DETACHED

## The Eckford



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Plot 21 | [Show Home](#) | Sq. ft 1547

The Eckford provides all the space you need, with an expansive living room and impressive kitchen/dining area, you'll find plenty of space to relax and unwind.

Both the living area and kitchen/dining areas lead to the rear garden and patio areas. The Eckford offers the perfect space for entertaining.

This home includes an ensuite to bedroom 1 and fitted wardrobes to bedrooms 1 and 2. You'll also find a prominent development entrance location with a semi-detached double garage and private driveway.

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## GROUND FLOOR

### Living Room

3.44m x 5.18m (11' 3" x 17')

### Kitchen Dining

3.85m x 6.22m (12' 7" x 20' 5")

### Home Office

3.85m x 2.88m (12' 7" x 9' 5")

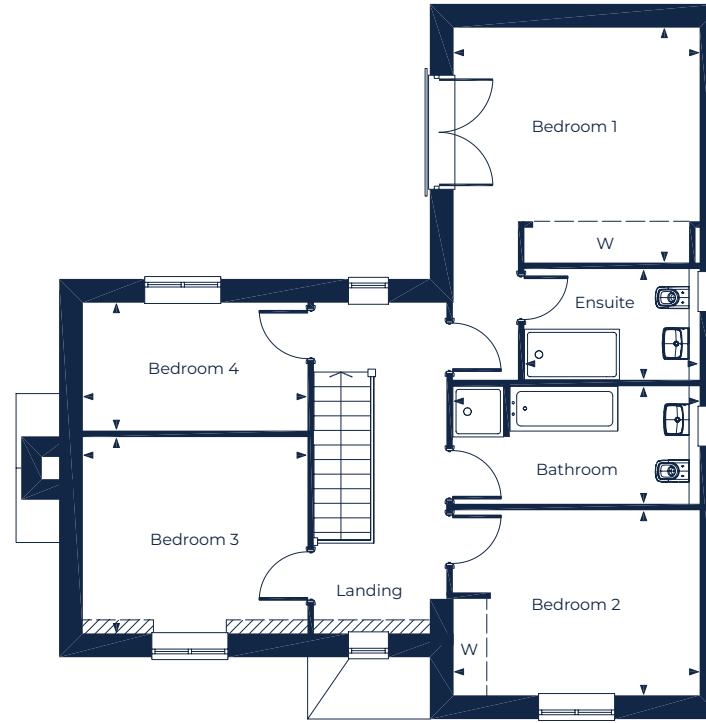
### Utility

2.00m x 1.66m (6' 7" x 5' 5")

### Cloaks

1.68m x 1.05m (5' 6" x 3' 5")

KEY St. = Store | W = Wardrobe



## FIRST FLOOR

### Bedroom 1

3.85m x 3.67m (12' 7" x 12')

### Ensuite

2.70m x 1.70m (8' 10" x 5' 7")

### Bedroom 2

3.85m x 2.88m (12' 7" x 9' 5")

### Bedroom 3

3.50m x 3.06m (11' 6" x 10')

### Bedroom 4

3.50m x 1.98m (11' 6" x 6' 6")

### Bathroom

3.85m x 1.81m (12' 8" x 5' 11")

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