



**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.

EXCLUSIVE BY  
**FLETCHER**



**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")

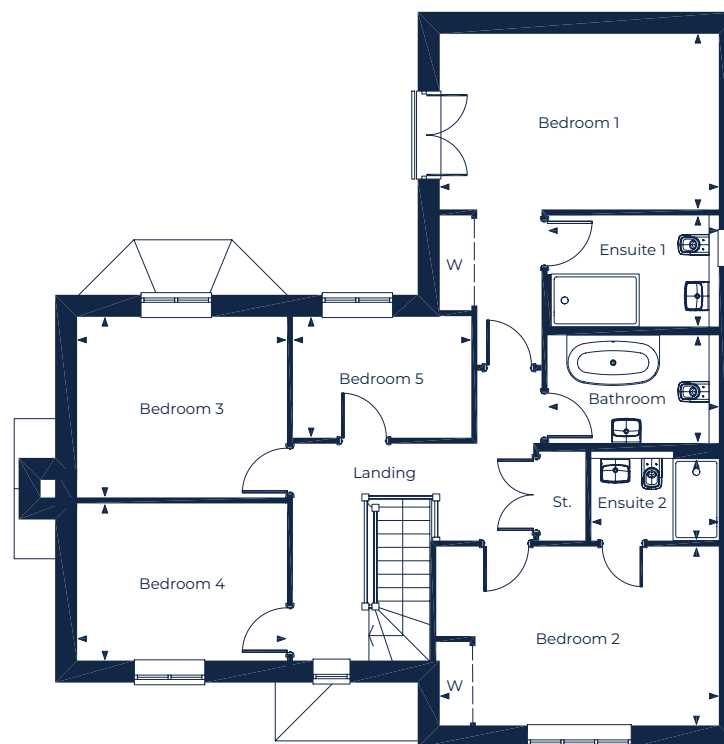
### Utility

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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5 BEDROOM DETACHED

## The Brookes



Note: Image for illustrative purposes only.

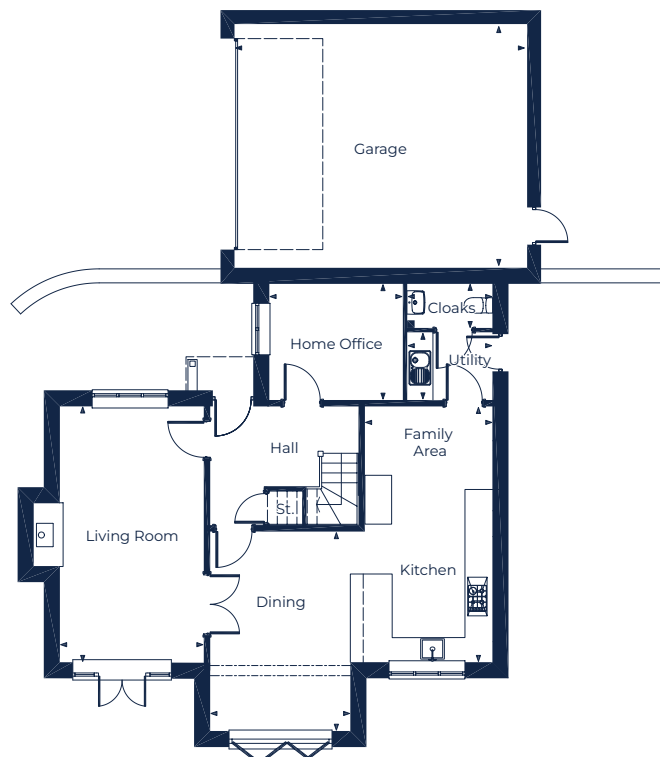
This home is designed for entertaining, relaxing and spending quality time together. The design is exclusive to Plot 11.

Includes open plan kitchen, dining and family room with bi-fold doors into the rear secluded garden. A Juliette balcony to bedroom 1, taking in the views of the River Meese and beyond. Ensuites to bedrooms 1 and 2, with fitted wardrobes to both rooms.

This is a corner home, positioned at the head of a private shared driveway. A double garage and driveway are included.

Plot 11 | Sq. ft 1925

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## GROUND FLOOR

### Living Room

3.31m x 5.93m (10' 10" x 19' 5")

### Kitchen & Family Area

2.94m x 5.92m (9' 8" x 19' 5")

### Dining

3.23m x 4.60m (10' 7" x 15' 1")

### Home Office

3.07m x 2.67m (10' 1" x 8' 9")

### Utility

1.94m x 1.53m (6' 5" x 5')

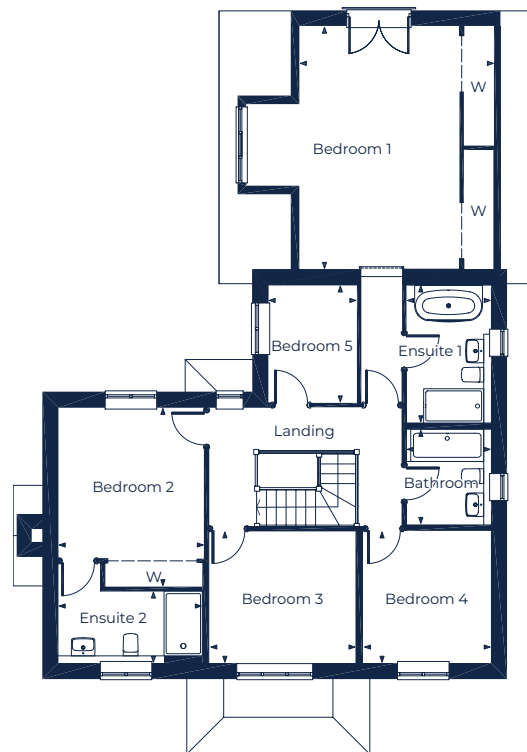
### Cloaks

1.94m x 1.00m (6' 5" x 3' 4")

### Garage

6.73m x 5.57m (22' 1" x 18' 3")

KEY St. = Store W = Wardrobe



## FIRST FLOOR

### Bedroom 1

4.50m x 5.62m (14' 9" x 18' 5")

### Ensuite 1

1.93m x 3.16m (6' 4" x 10' 5")

### Bedroom 2

3.36m x 4.13m (11' x 13' 6")

### Ensuite 2

3.31m x 1.64m (10' 10" x 5' 4")

### Bedroom 3

3.36m x 3.04m (11' x 10')

### Bedroom 4

2.93m x 3.04m (9' 7" x 10')

### Bedroom 5

2.02m x 2.70m (6' 8" x 8' 10")

### Bathroom

1.93m x 2.17m (6' 4" x 7' 1")

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