

# Havensfield Drive

Upper Tean, Stoke-on-Trent, ST10 4RR

John  
German









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£399,950

Attractive modern detached home providing  
deceptively spacious family sized accommodation  
set over three floors, situated at the head of a  
popular cul de sac overlooking fields to the rear.





Occupying a delightful position at the head of the popular cul de sac, backing onto and having direct access onto fields, viewing and consideration of this sizeable family residence is essential to appreciate its versatile accommodation and its exact position. Located towards the edge of the popular village, yet still within walking distance to its range of amenities including a Co-operative mini supermarket, first school, doctors' surgery, village hall, fish and chip shop and Chinese takeaway, plus walks through the surrounding countryside. The towns of Cheadle and Uttoxeter are both within easy commutable distance and the nearby A50 dual carriageway links the M1 and M6 motorways, plus the cities of Stoke on Trent and Derby.

A replacement composite and part obscured double glazed entrance door and side panels opens to the hall where stairs rise to the first floor with a useful understairs cupboard, and doors lead to the ground floor accommodation. The generously sized lounge has a focal living flame effect fire and feature surround, plus a uPVC double glazed window overlooking a pleasant outlook to the front. A wide arch leads to the dining room having a door to the breakfast kitchen and wide French doors opening to the well proportioned brick base and uPVC double glazed constructed conservatory providing additional living space with power points and light, and French doors opening to the patio and garden. The fitted breakfast kitchen has a range of base and eye level units with work surfaces and inset sink unit set below the rear facing window, fitted gas hob with an extractor over and electric oven under, plus an integrated dishwasher and fridge freezer. Doors return to the hall and to the fitted utility room which has a work surface to one side with an inset sink unit, cupboard below, space for appliances and a door to the side of the property.

To the first floor, the landing has a front facing window providing natural light, stairs rising to the second floor and doors leading to the four good sized bedrooms which are all able to accommodate a double bed and enjoy impressive far reaching views, especially the rooms to the rear over the surrounding fields. The front facing fourth bedroom is currently used as a study and has a range of fitted furniture. Also front facing is the master bedroom which has a range of fitted bedroom furniture and the benefit of a fitted en suite shower room having a three piece suite incorporating a double shower cubicle with a mixer shower over. Finally on the first floor is the fitted family bathroom, having a white suite incorporating a panelled bath with an electric shower and fitted glazed screen above. The second floor landing has doors leading to the two further good sized bedrooms, the larger having a fitted triple wardrobe and further storage.

Outside to the rear, a paved patio provides a lovely seating and entertaining area enjoying a good degree of privacy with steps and retaining walls leading to the garden laid to lawn, having well stocked beds and borders containing a variety of shrubs and plants, plus a blossom tree and a further seating area at the bottom of the garden. To the front is a wide concrete print driveway providing off road parking for several vehicles, leading to the garage that has an up and over door, power points and light.

**What3words:** decoded.partyed.unite

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Property construction:** Brick. **Parking:** Drive & garage.

**Electricity supply:** Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas.

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Staffordshire Moorlands District Council / Tax Band E

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/21032024





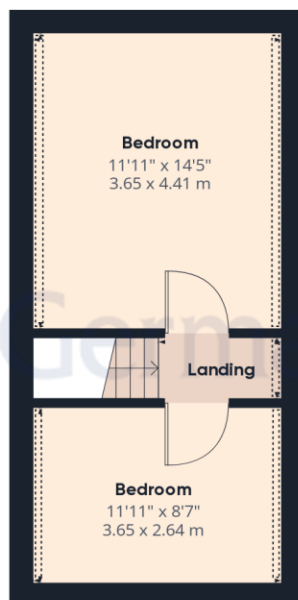




Ground Floor



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

1777.74 ft<sup>2</sup>

165.16 m<sup>2</sup>

**Reduced headroom**

19.66 ft<sup>2</sup>

1.83 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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## Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## John German

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