

# Vicarage Road

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

John German









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Offers in the region of £340,000

Well maintained modern style detached home providing remodelled and balanced family sized accommodation occupying a good sized plot with delightful gardens extending to three sides.





Viewing and consideration of this individually designed family home is essential whether looking to move up or down the property ladder to appreciate its remodelled and expanded ground floor accommodation and its pleasant position enjoying a nice outlook to the front, plus its lovely well tended plot that extends to three sides of the home. Situated in a popular area of Upper Tean within easy reach of its wide range of amenities including first schools, the new Co-op mini supermarket and independent shops, doctors' surgery, village hall, open spaces, church, fish and chip shop, and a Chinese takeaway. 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.

UPVC double glazed sliding doors open to the enclosed porch where a part obscure glazed door leads to the welcoming hall which has stairs rising to the first floor and doors to the expanded ground floor accommodation and the downstairs WC. The well proportioned lounge is positioned to the rear of the home, having a focal wall mounted living flame effect fire and a wide window overlooking the garden. Double doors open to what was originally the dining room, currently used as a sitting/playroom having uPVC double glazed door and sidelights opening to the lean-to conservatory. The third reception room is located to the front of the home, currently used as a dining room and study area but making an ideal family room or additional bedroom if required. The good sized kitchen has a range of base and eye level units with fitted work surfaces and an inset sink unit below the front facing window, a fitted gas hob with extractor hood over, built in double electric oven, integrated dishwasher and space for further appliances. Additional light comes from the uPVC part obscure double glazed door and window that leads to the side porch providing access to the delightful gardens.

To the first floor, the landing has a side facing window providing light and doors leading to the four bedrooms, three of which can accommodate a double bed with the fourth bedroom currently having fitted wardrobes to one side and being used as a dressing room. The rear facing master has an extensive range of fitted furniture and the benefit of an en suite shower room which has a white three piece suite. Finally, there is the fitted family bathroom which has a modern four piece suite incorporating both a panelled bath and a separate corner shower cubicle with tiled walls and floor.

Outside, to the side of the home, a paved patio with a steel frame pergola provides a delightful seating and entertaining area leading to the hugely impressive gardens that wrap around the property to three sides, being predominantly laid to lawn with magnificent well stocked beds and borders containing a large variety of shrubs and plants, further seating areas, koi carp pond and further natural pond, plus space for sheds. To the front, a double width tarmac driveway provides off road parking, leading to the garage which has an up and over door, power and light, and storage space above.

**Agents note:** There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request.

**What3words:** crossword.language.tapes

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

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard. **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:** 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 D

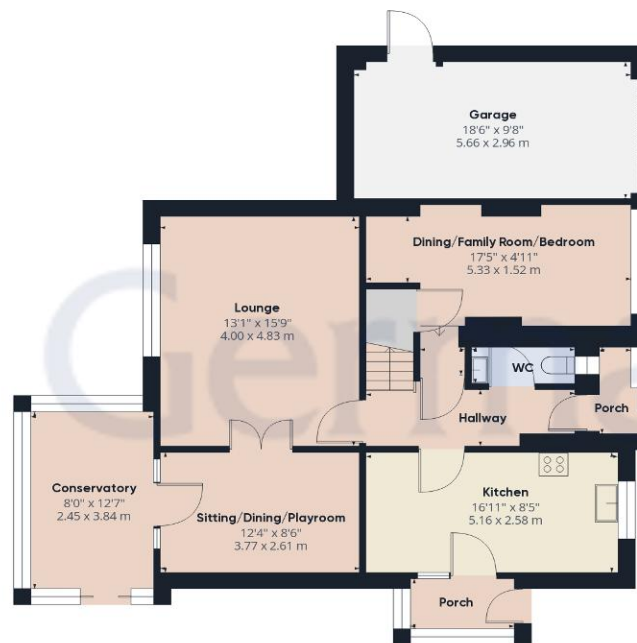
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/14082024









Ground Floor

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

1553.66 ft<sup>2</sup>

144.34 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

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## Agents' Notes

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The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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