





Abode are delighted to bring to the market this three bedroom, detached family home which is ideally situated within a substantial plot, offering ample off road parking and a detached garage sizeable to fit two small cars. To the ground floor the property is extremely spacious, with entrance porch, entrance hallway, kitchen, family/ dining room, living room, conservatory, hallway and WC. There are three generous bedrooms and a family bathroom to the first floor.

The property is located in the popular village of Lower Tean, being only a short distance from the local shops and schools, and within close proximity to both Uttoxeter and Cheadle Towns.

The mature, private garden surrounds the property and is mainly laid to lawn, with patio areas and feature pond.

An early viewing is highly recommended to appreciate this lovely, family home, offered for sale with no onward chain.



Entrance Porch

UPVC double glazed windows to the side and front elevations, door leading out onto the driveway, internal door leading into the entrance hallway.

Entrance Hall

Central heating radiator, three under stairs storage cupboards, built in seating, stairs leading up to the first floor.

Kitchen

Range of base and eye level units with complimentary worktops, built in cooker and grill, gas hob with extractor fan over, stainless steel sink with drainer. UPVC double glazed frosted window to the side elevation, space and plumbing for a washing machine and fridge freezer, partially tiled walls, central heating radiator and breakfast bar.

Living Room

Large UPVC double glazed window to the front elevation, gas fireplace with hearth, central heating radiator, sliding patio UPVC double glazed door leading into the family room, two feature lights and coving.

Family/ Dining Room

Three central heating radiators, UPVC double glazed windows to the side and rear elevations, door leading into the conservatory, two feature lights, coving.

Conservatory

UPVC double glazed windows surrounding with blinds, and patio doors leading out into the garden. Tiled flooring, ceiling fan, central heating radiator.

Hallway

Central heating radiator, loft access, UPVC double glazed window and door leading out onto the driveway, tiled flooring.



WC

Central heating radiator, double glazed frosted glass window to the side elevation, WC and sink, double wall storage cupboard.

Landing

UPVC double glazed frosted glass window to the side elevation, access to all bedrooms and the family bathroom.

Master Bedroom

Built in furniture providing ample storage, central heating radiator, spot lighting, UPVC double glazed window to the front elevation.







Bedroom

UPVC double glazed window to the rear elevation, built in furniture providing ample storage, loft access, central heating radiator.

Bedroom

Built in furniture providing ample storage and single bed with cupboards below, central heating radiator, UPVC double glazed window to front elevation.

Bathroom

Suite comprising bath with handheld shower over, WC and sink. UPVC double glazed frosted glass windows to the rear and side elevations, extractor fan, towel rail and central heating radiator, mirrored wall cabinet and storage cupboard with complimentary top, tiled walls.



Garage

Electric roller door, windows to the side and rear elevations, power and lighting, built in cupboards with complimentary worktops, overhead storage.

Outside

The property and garage is approached via a driveway providing ample off road parking. The garden surrounding the property is enclosed with gated access from the front, with the boundary having secure fencing with hedges and trees along the perimeter. The garden is mainly laid to lawn, with paving surrounding the property, and boasts a feature pond and maintained borders.











Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

143.92 m²

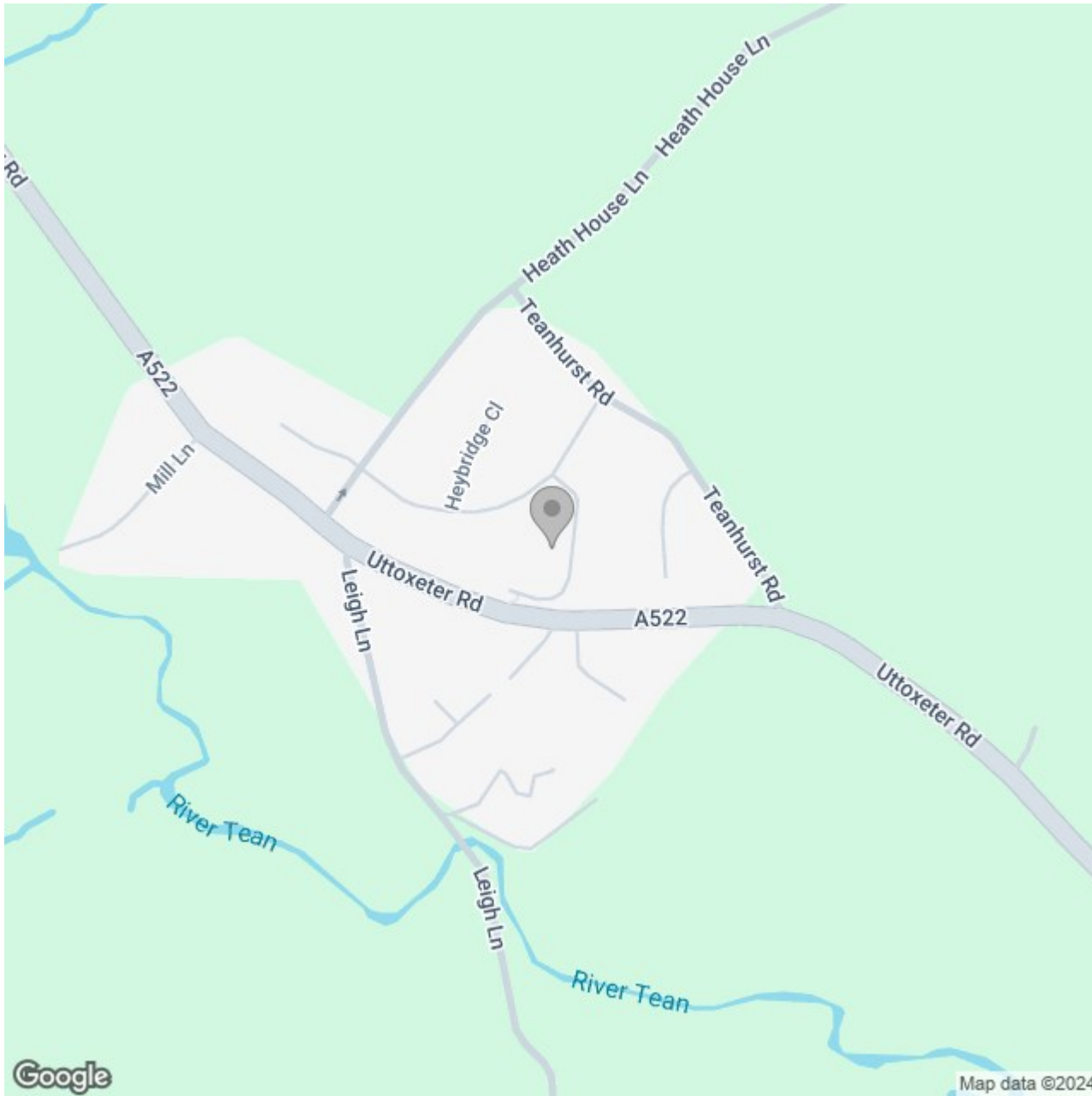
1549.14 ft²

(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.

GIRAFFE360



Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 83 |
| (69-80) C | | |
| (55-68) D | 62 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |