







Abode are delighted to present this well maintained, four-bedroom detached family home, offering a spacious garden and off-road parking for several vehicles. Perfectly positioned in the sought-after village of Tean, the property is conveniently close to local schools, shops, and amenities, as well as being just a short stroll from peaceful countryside walks. The towns of Cheadle and Uttoxeter are within easy reach, making it an excellent choice for those needing quick access to the A50 for commuting.

The property is thoughtfully maintained throughout, featuring an enclosed, well-established garden to the sides and rear, a garage, and four generously sized bedrooms. To the front, enjoy lovely views over the surrounding countryside.

In brief, the accommodation comprises: an entrance porch and hallway, a spacious kitchen/diner, side porch/utility, study/family room/optional bedroom, WC, living room, dining room, and conservatory on the ground floor. Upstairs, you'll find four well-proportioned bedrooms, including a master suite with en-suite bathroom, plus a family bathroom.

This charming family home is not to be missed. An early viewing is highly recommended to appreciate everything this property has to offer.





### Entrance Porch

UPVC double glazed sliding door leading in from the driveway, tiled flooring.

### Entrance Hallway

Central heating radiator, stairs leading to the first floor.

### Kitchen

Base and eye level units with complimentary worktops, one and a half bowl stainless steel sink with draining board, built in oven and grill, gas hob with extractor hood above, integral dishwasher. Tiled flooring, space and plumbing for a washing machine, tumble dryer and fridge freezer, central heating radiator, UPVC double glazed window to the front and side elevations, partially tiled walls, wine rack.

### Side Porch/ Utility

UPVC double glazed windows surrounding, door leading out into the garden.

### WC

White WC and wash hand basin with storage cupboard below, UPVC double glazed window to the front elevation, central heating radiator.

### Office/ Family Room/ Bedroom

UPVC double glazed window to the front elevation, central heating radiator, storage cupboard.

### Living Room

UPVC double glazed bay window to the rear elevation overlooking the garden, central heating radiator, coving, feature electric fireplace. Double doors leading into:-



### Dining Room

Central heating radiator, coving, UPVC double glazed windows to the rear elevation and door leading into:-

### Conservatory

Windows surrounding, door leading out into the garden.

### Landing

UPVC double glazed window to the side elevation, central heating radiator, loft access, airing cupboard.











### Master Bedroom

Built in wardrobes, UPVC double glazed window to the rear elevation, central heating radiator.

### Ensuite

Suite comprising WC, wash hand basin with storage cupboard below, shower cubicle, tiled floor and partially tiled walls, towel radiator and UPVC double glazed window to the side elevation.

### Bedroom

Built in wardrobes, UPVC double glazed window to the rear elevation, central heating radiator.



### Bedroom

UPVC double glazed window to the front elevation, central heating radiator.

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UPVC double glazed window to the front elevation, central heating radiator.

### Bathroom

White suite comprising;- WC, wash hand basin with storage cupboard below, bath and corner shower cubicle. Tiled walls and flooring, UPVC double glazed window to the front elevation, towel radiator.



### Garage

Up and over door, power and lighting, overhead storage and side door leading into the garden.

### Outside

Externally, to the side of the property, a charming paved patio with a steel frame pergola creates a perfect space for outdoor dining and relaxation. This leads to the stunning gardens, which encircle the property on three sides. The gardens are mainly laid to lawn, with beautifully maintained flower beds and borders filled with a wide

variety of shrubs and plants. In addition to further seating areas, you'll find a koi carp pond, a natural pond, and plenty of space for sheds and outdoor storage.

















Floor 0

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

144.09 m<sup>2</sup>

1550.97 ft<sup>2</sup>



Floor 1

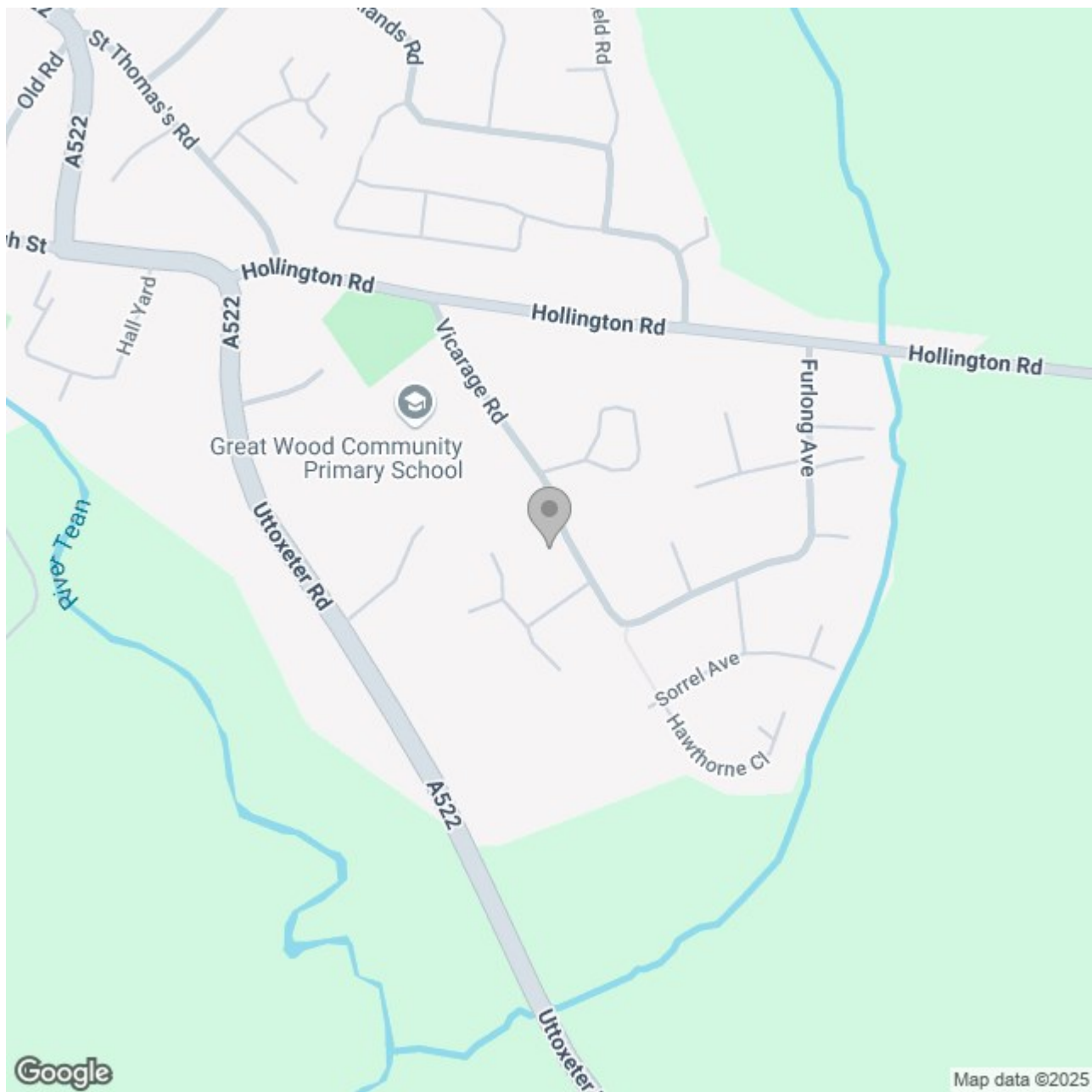
(1) Excluding balconies and terraces.

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC