







Abode are thrilled to present this charming three/four-bedroom detached family home, nestled in a desirable location with breathtaking countryside views. Offering an abundance of potential, the property currently boasts a spacious master suite, featuring a large bedroom, dressing room, and ensuite. Depending on your needs, the dressing room could easily be converted into a fourth bedroom, transforming this property into a versatile four double bedroom family home.

The home also benefits from a double integral garage, ample off-road parking, and generous front and rear gardens. Internally, the layout comprises an entrance hallway, WC, living room, dining room, kitchen, utility room, and an additional reception room on the ground floor. Upstairs, you'll find a master bedroom with dressing room and ensuite, two further bedrooms, and a family bathroom.

Situated in the sought-after village of Tean, this property is surrounded by picturesque countryside walks, yet is conveniently close to local shops, schools, and amenities. The nearby towns of Cheadle and Uttoxeter are just a short drive away, and the A50 provides excellent commuter links.

We highly recommend an early viewing to fully appreciate the versatile living space and potential this home has to offer.





### Entrance Hall

Tiled flooring, UPVC double glazed window to the side elevation and door leading in from the front, central heating radiator.

### WC

WC and wash hand basin with tiled splashback, tiled flooring, UPVC double glazed window to the front elevation.

### Living Room

UPVC double glazed bay window to the front elevation, two central heating radiators, stairs leading to the first floor, arch leading into;-

### Dining Room

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

### Kitchen

Base and eye level level units with complimentary worktops, one and a half bowl sink with draining board, space and plumbing for a cooker, integral dishwasher. Tiled flooring, spotlighting, partially tiled walls, UPVC double glazed window to the rear elevation, feature windowed display cabinets, plate rack central heating radiator.

### Rear Hallway

Spotlighting, tiled flooring, space and plumbing for a fridge freezer.



### Utility

Base and eye level units with complimentary worktops, stainless steel sink, space and plumbing for a washing machine, dishwasher and tumble dryer. Central heating radiator, tiled flooring and partially tiled walls, UPVC double glazed window to the side elevation, door leading the garage and outside to the garden, loft access.

### Reception Room

UPVC double glazed patio doors leading out into the garden and UPVC double glazed window to the rear.











### Landing

Airing cupboard, access to all bedrooms and the family bathroom.

### Master Bedroom

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

### Dressing Room

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

### Ensuite

WC, wash hand basin with storage cupboards and shelving below, shower cubicle with glass shower screen, tiled walls, UPVC double glazed window to the rear elevation, towel radiator.

### Bedroom

UPVC double glazed window to the front elevation, central heating radiator, walk in wardrobe connecting to the master bedroom.

### Bedroom

UPVC double glazed windows to the front and rear elevations, spot lighting and feature beams.

### Bathroom

Corner bath with shower above, WC and wash hand basin, tiled walls, central heating radiator, UPVC double glazed window to the rear elevation.

### Garage

Two up and over doors, UPVC double glazed window to the side elevation, housing the boiler.

### Outside

The block paved driveway offers off road parking, with

two lawned garden areas to the front. To the side is a block paved patio area with outside water tap and mature tree with gated access to the front. Leading to the rear the garden is enclosed and is mainly laid to lawn with mature bushes and shrubs. Feature patio area towards the end of the garden ideal for entertaining plus decking area.























Floor 0

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

175.39 m<sup>2</sup>

1887.89 ft<sup>2</sup>

Reduced headroom

2.83 m<sup>2</sup>

30.5 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

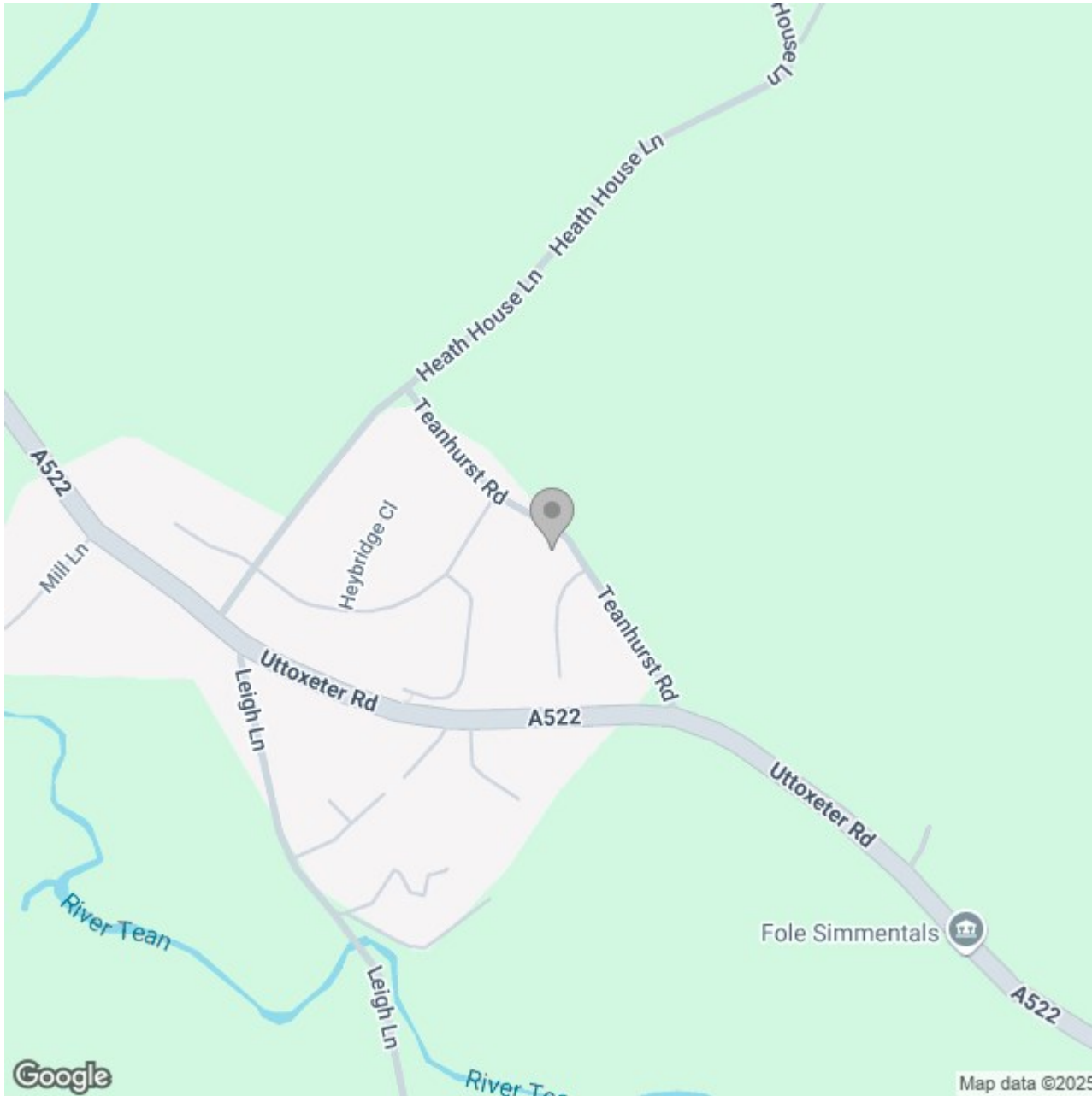
..... Below 1.5 m/5 ft

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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
 