







Abode are pleased to offer for sale this well-presented detached dormer bungalow, occupying a generous corner plot in the sought-after village of Tean.

This attractive property offers versatile living accommodation and benefits from an integral garage, off-road parking for multiple vehicles, and well-maintained gardens featuring both lawned and patio areas- ideal for outdoor relaxation and entertaining.

Situated in a desirable village location, the home enjoys easy access to local shops, amenities, and beautiful countryside walks.

Internally, the property offers spacious and flexible accommodation, briefly comprising: a welcoming entrance hallway, kitchen diner, spacious living room, family bathroom, and a ground floor master bedroom complete with ensuite. To the first floor, there are two further well-proportioned bedrooms, offering additional flexibility for family living, guests, or home office space.

This charming home is perfectly suited to those looking to downsize whilst retaining generous living space, or equally ideal as a family home.

An early viewing is highly recommended to fully appreciate all that this property has to offer.



**ABODE**  
SALES & LETTINGS



### Entrance Hallway

Composite door leading in from the front, central heating radiator, storage cupboard, stairs leading to the first floor.

### Kitchen Diner

Base and eye level units with complimentary worktops, one and a half bowl stainless steel sink with draining board, integrated fridge freezer, dishwasher, washing machine and cooker with gas hob and extractor hood above. UPVC double glazed windows to the side and rear elevations and composite door leading out into the garden, central heating radiator, tiled flooring and partially tiled walls.

### Living Room

UPVC double glazed window to the rear elevation and patio doors leading out into the garden, two central heating radiators, electric feature fireplace with mantle and hearth.

### Master Bedroom

Two UPVC double glazed windows to the front elevation, central heating radiator, built in wardrobes.

### Ensuite

Modern suite comprising;- Corner shower cubicle, WC and wash hand basin with storage cupboard below. Tiled walls, towel radiator, UPVC double glazed window to the side elevation.



### Shower Room

Modern white suite comprising;- walk in shower with glass screen, WC and wash hand basin. Partially tiled walls, central heating radiator, UPVC double glazed window to the side elevation, eye level storage cabinet.

### Landing

Central heating radiator, access to the airing cupboard.











### Bedroom

UPVC double glazed window to the rear elevation and velux window, built in wardrobes and drawers plus desk with shelving, central heating radiator.

### Bedroom

UPVC double glazed window to the front elevation and velux window, central heating radiator, eaves storage.

### Garage

Up and over door, power and lighting, housing the boiler.

### Outside

To the front, there is a spacious block-paved driveway providing off-road parking for multiple vehicles, along with access to the integral garage. The front garden is attractively landscaped with low-maintenance gravel borders and established shrubs, adding kerb appeal and charm.

To the rear, the property enjoys a private and enclosed garden, perfect for relaxation or entertaining. The space features a mix of lawned areas, mature shrubs and trees, and a patio- ideal for outdoor dining or seating. A feature raised stone wall creates an attractive tiered effect, enhancing the garden's character. Additionally, a practical gravelled side garden with a charming pathway offers further seating space.

The gardens have been well maintained and offer a lovely balance of mature planting and easy-care areas, making them suitable for a wide range of buyers.











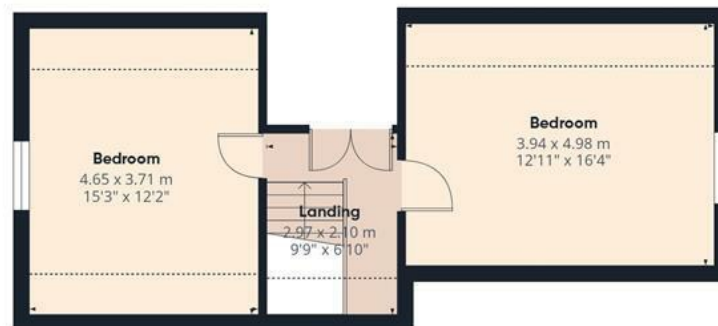








Floor 0



Floor 1

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

143.4 m<sup>2</sup>

1545 ft<sup>2</sup>

**Reduced headroom**

9.3 m<sup>2</sup>

100 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**





Energy Efficiency Rating

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

England & Wales

EU Directive 2002/91/EC