





Abode are delighted to present this well maintained and thoughtfully extended family home, offering three spacious bedrooms and a generous, enclosed rear garden.

Ideally situated in the sought-after village of Tean, the property enjoys easy access to a range of local shops, schools, and amenities. The nearby towns of Cheadle and Uttoxeter provide an even wider selection of facilities, whilst the A50 is just a short drive away, making this an excellent choice for commuters.

The property benefits from double glazing, gas central heating, and a well-planned extension that enhances the living space and bedroom sizes.

In brief, the accommodation comprises an entrance porch, spacious living room, modern kitchen diner, and a conservatory overlooking the rear garden. Upstairs, there are three good sized bedrooms and a family bathroom.

Set on a generous plot, the property also offers ample off-road parking and a partial garage, which includes a converted room at the back- ideal as a home office or hobby space.

Perfect for first-time buyers or those looking to upsize or downsize, this charming home combines comfort, convenience, and space in a highly desirable location. Early viewing is highly recommended.



Entrance Porch

UPVC double glazed door leading in from the front and window to the side elevation. Wooden flooring and storage cupboard.

Living Room

UPVC double glazed window to the front elevation with built in seating, two central heating radiators, understairs storage cupboard, multi fuel burner with hearth and corner TV unit with storage below. Wooden flooring, sliding door leading into;-

Kitchen Diner

Modern base and eye level units with complimentary worktops, one and a half bowl inset sink with draining board, integral cooker with gas hob and extractor hood above. Integrated fridge freezer and dishwasher, space and plumbing for a washing machine. Tiled backsplash, wooden flooring, spot lighting, central heating radiator, UPVC double glazed windows to the side and rear elevations, ample space for a dining table and chairs and patio doors leading into the;-

Conservatory

UPVC double glazed windows surrounding and patio doors leading out into the garden, tiled flooring.

Landing

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

Master Bedroom

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



Bedroom

UPVC double glazed window to the rear elevation, central heating radiator, storage cupboard/ wardrobe.

Bedroom

UPVC double glazed windows to the front and side elevations, central heating radiator and storage cupboard/ wardrobe.







Bathroom

Modern white suite comprising;- WC and wash hand basin, P shaped bath with waterfall shower head over and glass shower screen. Tiled flooring and partially tiled walls, spot lighting, UPVC double glazed window to the rear elevation and towel radiator.

Garage

Up and over door to the front.

Office to the rear of the Garage

Double glazed window to the rear elevation, power and lighting.



Outside

To the front the driveway provides ample off road parking, with gated access to the rear. The rear garden is mainly laid to lawn, with decking and block paved patio. Outside water tap.









Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

109.7 m²

1182 ft²

(1) Excluding balconies and terraces

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 	