



28 Havensfield Drive, Tean, Staffordshire, ST10 4RR

Offers in the region of £415,000

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"Life is in different stages. Every stage of life is the foundation for the next stage of life. Every stage of life must be fully-lived."
Lailah Gifty Akita

Embrace the beauty of life's different stages with this meticulously designed home. Thoughtfully crafted to accommodate families at every stage, it offers versatile and adaptable accommodation in a picturesque setting. Watch your babies grow into adults in this ideal sanctuary.

#LifeStages #FamilyHome*

Roche House Farm, Thorncliffe Road, Leek, Staffordshire, ST13 7LW

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Denise White Estate Agent Comments

This impressive six-bedroom detached executive home is situated in a highly desirable village location at the head of a quiet cul-de-sac, with stunning views of the surrounding countryside providing privacy to both the front and rear. The property has been neutrally decorated throughout and offers spacious and versatile accommodation spread over three floors. It is an ideal residence for families, being within walking distance of an "outstanding" Ofsted rated primary school and with its commanding position in this popular residential area which has a strong community feel. Close to both the tranquillity of the countryside and the amenities of nearby towns such as Cheadle and Uttoxeter. The property also benefits from easy access to the A50, which provides links to the M1 and M6 motorways, as well as the cities of Stoke on Trent and Derby.

The ground floor of the property comprises two reception rooms, providing ample space for both relaxation and entertaining. The first reception room is a generous lounge that seamlessly flows into the dining room, creating a spacious open-plan living area. This room features a focal fireplace and a large window overlooking the front of the property. The dining room provides access to the kitchen and a delightful conservatory, which offers panoramic views of the garden. The conservatory has a glass roof and French doors that lead out to the garden, making it a versatile and inviting space.

The kitchen is well-equipped with plenty of wall and base units, providing ample storage space. It also offers a dining area, making it the perfect place for family meals. The kitchen comes with an integrated oven and hob and there is a separate utility room and a ground floor cloakroom for added convenience.

On the first floor you will find the main bedroom which features an en-suite shower room and offers a peaceful retreat with its beautiful views of the fields behind the house. The second and third bedrooms are also spacious double rooms, with

the third bedroom enjoying the same breath-taking field views. The fourth bedroom is a single room that would make an excellent study or home office. These bedrooms are served by the family bathroom. The fifth bedroom, located on the second floor, is a bright and airy double room with a skylight and additional storage space in the eaves. The sixth bedroom is also a good-sized room with a skylight and extra storage, and is most adaptable and could be converted into an additional bathroom/shower room quite easily.

Outside, the property boasts a garage and a larger than average block paved driveway that provides generous parking space. The rear garden has been beautifully landscaped and offers a combination of a patio seating area and a well-maintained lawn, creating an ideal space for outdoor activities and family gatherings and a security alarm has also been installed.

This meticulously designed home has been thoughtfully crafted to accommodate families at every stage of life, offering both comfort and style in a picturesque but convenient setting.

Entrance Hall



Composite front door leading into the hallway with vinyl wooden effect flooring, stairs off leading to the first floor accommodation, access into the lounge and kitchen, under stairs storage space, ceiling light, coving to the ceiling.

Kitchen Diner

11'9 x 11'11 (3.58m x 3.63m)



A range of wall and base units with work surfaces over, stainless steel sink unit with drainer, uPVC double glazed window to the rear aspect, space for fridge freezer and dishwasher, radiator, vinyl wooden effect flooring, integrated electric oven with gas hob and extractor hood over, ceiling light. Access to :-

Utility

8'6 x 5'1 (2.59m x 1.55m)



Base units with work surfaces over, stainless steel sink unit, plumbing for washing machine, wall mounted boiler, vinyl wooden effect flooring, part tiled walls, uPVC double glazed window to the rear aspect, ceiling light, access to the ground floor cloakroom.

Cloakroom



W.C. radiator, vinyl wooden effect flooring, extractor fan, ceiling light, pedestal wash hand basin.

Lounge

15'1 x 10'9 (4.60m x 3.28m)



Fitted carpet, feature fireplace with hearth and living flame gas fire, coving to the ceiling, ceiling light, uPVC double glazed window to the front aspect, radiator. Open archway leading through into the dining room.

Dining Room

11'9 x 9'7 (3.58m x 2.92m)



Fitted carpet, radiator, coving to the ceiling, ceiling light, French doors leading into the conservatory, access into the kitchen.

Conservatory

11'3 x 17'2 (3.43m x 5.23m)



A large conservatory with uPVC double glazing, French doors leading out to the rear garden, laminated style flooring.

First Floor Accommodation

Landing - Fitted carpet, ceiling light, radiator, uPVC double glazed window to the front aspect, stairs off to the second floor accommodation, access to four bedrooms and family bathroom.

Bedroom One

14'5 x 9'5 (4.39m x 2.87m)



Large fitted wardrobes, fitted carpet, uPVC double glazed window to the front aspect, radiator, ceiling light, access to the en-suite shower room.

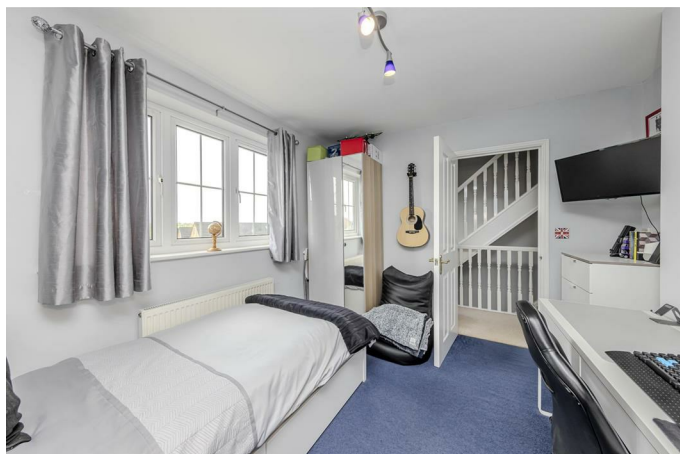
En-Suite



Newly fitted bathroom with vanity wash hand basin, storage under, large shower cubicle, W.C. uPVC double glazed window to the side aspect, inset spotlighting, part tiled walls, heated towel rail, shaver point, floor covering.

Bedroom Two

10'1 x 10'9 (3.07m x 3.28m)



Fitted carpet, uPVC double glazed window to the front aspect, radiator, ceiling light.

Bedroom Three

11'8 x 9'5 (3.56m x 2.87m)



Fitted carpet, uPVC double glazed window to the rear aspect, ceiling light, radiator.

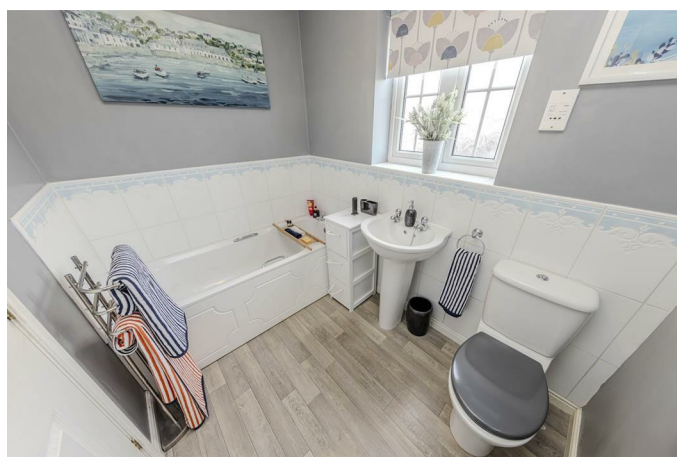
Bedroom Four

11'2 x 8'9 (3.40m x 2.67m)



Fitted carpet, uPVC double glazed window to the front aspect, ceiling light, radiator.

Bathroom



Bath, pedestal wash hand basin, W.C. part tiled walls, floor covering, uPVC frosted window to the side aspect, ceiling light, extractor fan, radiator.

Second Floor Accommodation

To the second floor you will find bedrooms five and six.

Bedroom Five

11'11 x 13'10 (3.63m x 4.22m)



Fitted carpet, skylight, ceiling light, radiator, storage into the eaves.

Bedroom Six

11'11 x 8'9 (3.63m x 2.67m)



Fitted carpet, ceiling light, radiator, skylight, storage into the eaves.

Outside



The outside space to this property offers true versatility, boasting an integral garage with electric charging point, a generous, larger than average private driveway and to the rear a beautiful paved patio area with steps leading to a large laid to lawn area. The property also backs onto open fields, ensuring that the property is not overlooked and offering maximum privacy. A security alarm has also been installed.

About Your Agent



Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and all the team at Denise White Estate Agents can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advice.

Agents Notes.....

Freehold

All mains services are connected

Council Tax - Staffordshire Moorlands Band E

Please Note.....

Please note that all areas, measurements and distances given in these particulars are

approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

Do You Have A House To Sell or To Rent ?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

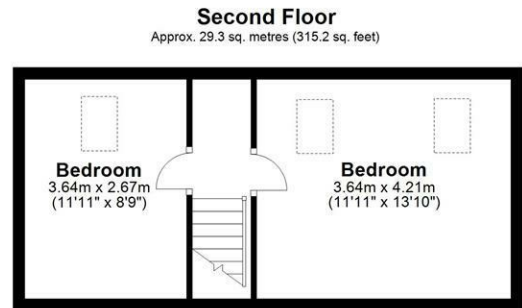
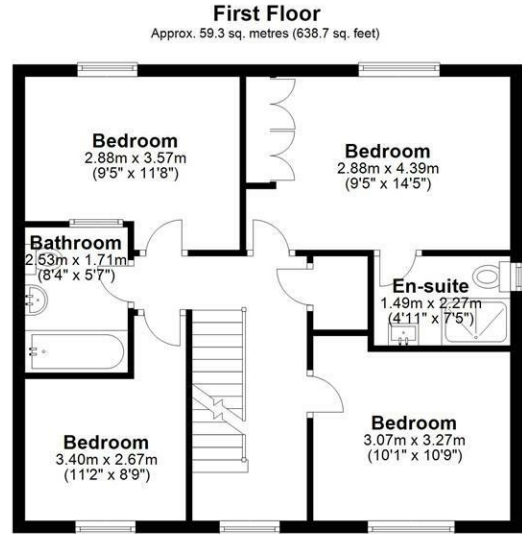
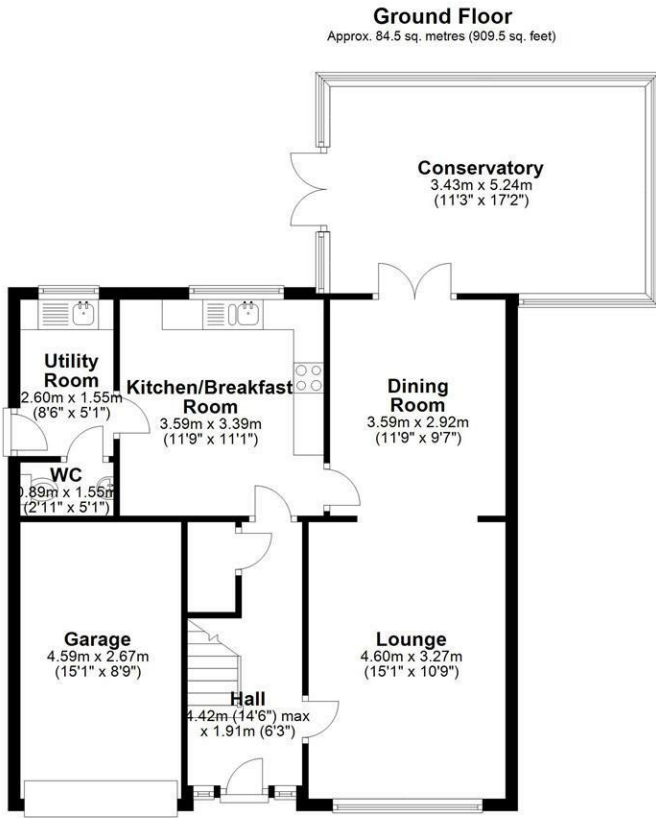
Do You Need A Mortgage ?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

You Will Need A Solicitor

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the time comes, you're ready to go.

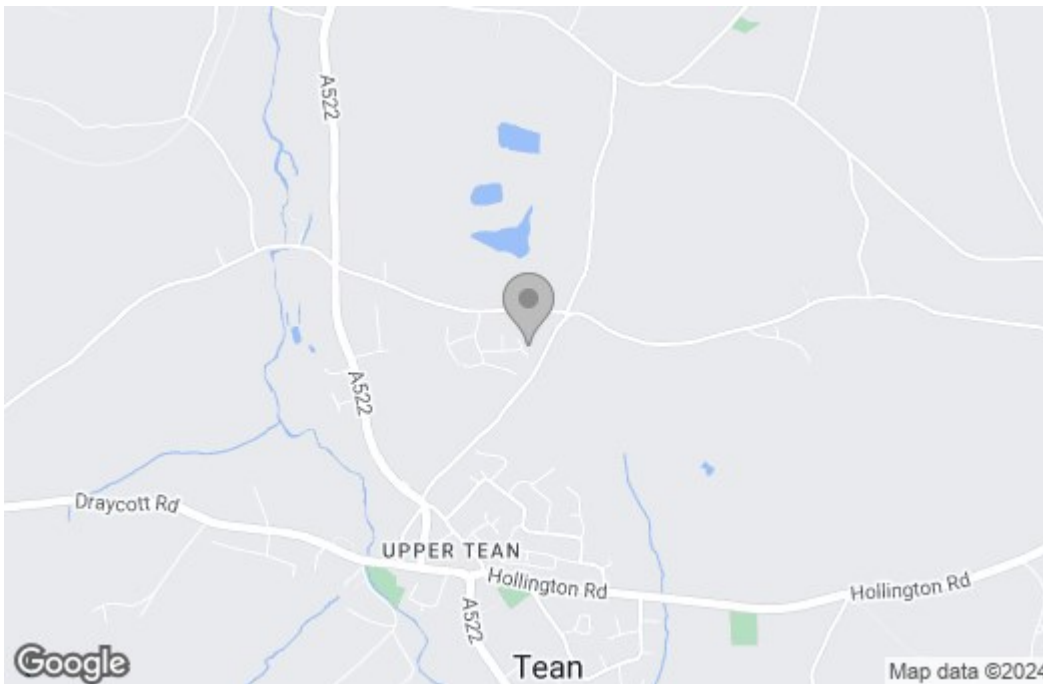
Floor Plan



Total area: approx. 173.1 sq. metres (1863.4 sq. feet)

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

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	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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