



## Plot 8 Tenford Lane

Tea Valley View, Upper Tea, ST10 4EN

**£389,000**



**\*\* CALL US 9AM - 9PM 7 DAYS A WEEK TO ARRANGE A VIEWINGS! \*\***

"Every Home Is a Show Home" at Tea Valley View. With a beautiful walled entrance with a long sweeping driveway leading to the most impressive homes and frontages. Investing in a new home at Tea Valley View offers countless benefits including; high specifications throughout, modern amenities, energy efficient designs, improved comfort and enhanced family living spaces. You can truly make a house a home with long lasting memories. Situated in Upper Tea, Staffordshire Moorlands, Tea Valley View is accessible to all major road networks including the A50 and A500 with the closet train network being Uttoxeter and Stafford.



Tea Valley Development

Tea Valley View is a picturesque development of 2, 3 and 4 bedroom homes tucked away in the Staffordshire Moorlands. Situated in Upper Tea, located three miles away from the Blythe Fields junction of the A50, which makes it a convenient 30-minute drive to Stoke, Stafford, Derby and Uttoxeter with convenience to the A500. The local town boasts many traditional family-owned shops, including a butcher, bakery, jeweller, furniture and oatcake shop, plus an array of independent cafes. The development is home to a variety of build styles featuring impressive sized plots and parking spaces, with high specifications included in all of the designs – Heat Air Source Pumps, Underfloor Heating, Bi-Fold Doors and Fitted Wardrobes to all bedrooms to list a few.

Lounge 15'8" x 12'10" (4.78m x 3.92m)

Kitchen/Diner 25'3" x 13'1" 27'1" x 10'6" (7.72m x 4.00m 8.28m x 3.21m)

Utility 5'9" x 7'3" (1.77m x 2.22m)

Cloackroom 3'4" x 5'10" (1.03m x 1.79m)

Bedroom One 9'1" x 15'1" (2.78m x 4.60m)

Bedroom One Ensuite 9'1" x 3'11" (2.78m x 1.20m)

Bedroom Two 8'6" x 13'4" (2.60m x 4.08m)

Bedroom Three 9'2" x 9'11" (2.80m x 3.03m)

Bedroom Four 6'9" x 13'4" (2.08m x 4.08m)

Family Bathroom 6'2" x 9'11" (1.90m x 3.03m)

Outside

Agents Notes

Freehold  
Management/Estate Charge: £250 annum  
For rental yields please contact a member of the Denise White Estate Agency team  
1,367 sqft  
Council Tax Band: TBC

Features

'Every Home is a Show Home' with Markden Homes  
Offering a high quality finish and best specifications;  
Open Plan Living Accommodation  
Under floor heating to the ground floor  
Electrical accessories throughout  
Fitted wardrobes to all bedrooms  
AEG appliances and electrical accessories throughout  
Quartz kitchen worktops  
Oak doors throughout  
Turfed and rear fenced gardens, plus external electrical socket and bib tap  
B rated energy efficiency  
10 Year ICW warranty  
Wireless intruder alarm provide peace of mind

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.

About Your Agent

Dani is the Branch Manager at Denise White Estate Agents. Working across all areas in selling property, Dani has a particular passion for all things new build, with vast experience and knowledge of marketing and selling new build properties whether it be self build homes or developments of all sizes.  
Dani and the Denise White team can help bring your dreams to life in your very own 'Show Home'.  
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 advise.

House to Sell?

Please get in touch and we can talk you through the options available to you when wanting to sell to buy a new build property.

Thinking of Renting?

If you are thinking of renting a home out then please do get in touch and we can discuss the current rental market with you, the rent you could achieve and the services we offer in our rental department.

We Won

Denise White Bespoke Estate Agents has been honored with the esteemed Gold Award 2024 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

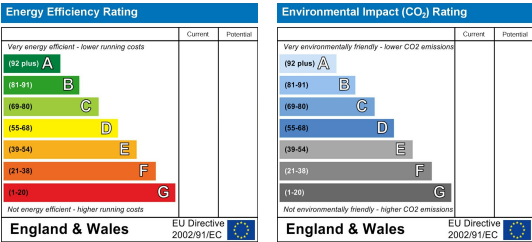
Area Map



Floor Plans



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.