



19 Redhill Drive, Tean, Staffordshire ST10 4RQ
Offers around £450,000



Kevin Ford & Co. Ltd.
Chartered Surveyors, Estate Agents & Valuers

Welcome to this stunning modern detached four-bedroom house located on a picturesque estate. Nestled amidst a scenic backdrop, this residence offers breathtaking views that can be enjoyed from various vantage points.

Upon entering the property, you are greeted by a grand storm porch, providing a sheltered area. The large entrance hall sets an impressive tone, exuding a sense of space and elegance. The ground floor boasts a master bedroom with an ensuite, offering privacy and convenience. Additionally, there is a utility room and a garage adjacent.

Ascending to the first floor, you will discover a lounge area that opens up to a charming balcony. This vantage point allows you to immerse yourself in the panoramic views surrounding the estate. Adjacent to the lounge, a well-appointed kitchen diner awaits, offering a comfortable space for family gatherings and entertaining guests. The kitchen diner also features patio doors that lead out to the rear garden, seamlessly blending indoor and outdoor living. Completing the first floor are three generously sized bedrooms, one of which includes an ensuite for added convenience. A stylish family bathroom caters to the needs of the household, providing a tranquil space to unwind.

The property is approached via a block paved driveway proving ample parking and access to the garage. The rear exterior boasts expansive, tiered landscaped gardens that have been meticulously designed and creating visually appealing levels that enhance the overall aesthetic. A spacious patio area offers the perfect spot for outdoor dining and relaxation. As you ascend further up the tiers, you will find a delightful fishpond, adding a touch of serenity to the surroundings. From this elevated position, you can relish the truly exceptional views that this property affords.



The Accommodation Comprises

Storm Porch

Entrance Hall

8'11" x 8'6" (2.72m x 2.59m)

As you step into the entrance hall of this modern house, your eyes are immediately drawn to the stunning mosaic tiled floor, beautifully reflecting the ambient light. The sleek composite front door exudes elegance and invites you to explore further. Natural daylight floods through the two UPVC windows and a convenient built-in storage cupboard offers ample space to stow away belongings. Adjacent to the entrance hall, a doorway provides access to the garage, allowing for easy convenience and storage for vehicles.

Utility Room

6'2" x 8'6" (1.88m x 2.59m)

The utility room is equipped with an inset sink unit featuring a modern mixer tap, complemented by base units and a convenient work surface. It boasts plumbing provisions for an automatic washing machine. The stylish mosaic floor seamlessly extends from the entrance hall and has partially tiled walls, lastly a radiator.

Guest Master Bedroom

16'3" (max) x 11'11" (4.95m (max) x 3.63m)

The ground floor master bedroom showcases impeccable design with its built-in fitted wardrobes and drawer units, providing ample storage for clothing and personal belongings. A sleek dressing table adds a touch of luxury and convenience. Natural light streams through two UPVC windows and a double radiator.

En-Suite Shower Room

5'7" x 5'8" (1.70m x 1.73m)

The ensuite shower room features a corner shower cubicle with a plumbed-in shower spray, enclosed by sleek glass doors. A pedestal wash hand basin and low flush WC offer functionality and elegance. The tiled floor adds a touch of sophistication while being easy to maintain. A single radiator to finish.

Integral Garage

18'4" x 12'1" (5.59m x 3.68m)

With a roller shutter door, light & power. This room contains the wall mounted gas central heating boiler.

First Floor

An oak staircase with glass rises up to the:

Landing

Having laminate flooring and a single radiator.

Spacious Lounge

19'0" x 11'11" (5.79m x 3.63m)

The large lounge area boasts an elegant ambiance with its white Adam-style fireplace, featuring a luxurious marble inset and hearth. Two single radiators ensure warmth. The laminate flooring adds a modern touch while being easy to clean. Two UPVC windows allow natural light to flood in, while the patio doors lead to a balcony that offers a picturesque view of the front elevation of the housing estate. This lounge is the perfect place to relax and enjoy the surrounding scenery.

Kitchen/ Dining Area

11'11" x 21'9" (3.63m x 6.63m)

The kitchen/dining area is a beautiful and functional space, fitted with a good range of cream shaker units that provide ample storage. The wooden work surface adds warmth and complements the overall design. The kitchen area is tiled, creating a practical and easy-to-clean surface. It features an inset sink with instant hot water tap and a convenient breakfast bar, perfect for casual dining or entertaining guests. A built-in range with a gas hob and extractor hood adds a touch of culinary sophistication. Inset spot lighting illuminates the kitchen area.

Adjacent to the kitchen, the dining area features lovely contrasting tiled flooring and patio doors which open up to the outside, allowing for easy access to outdoor spaces and letting in natural light. Additionally, a side window adds extra brightness to the area. This combined kitchen and dining space offers both functionality and style, making it an ideal place for cooking, dining, and enjoying quality time with family and friends.

Bedroom Two

9'2" x 11'11" (2.79m x 3.63m)

The second bedroom offers a comfortable and inviting space with its single radiator and laminate flooring,. An UPVC window allows natural light to flood in and there is a single radiator.

Bedroom Three

12'0" x 9'8" (3.66m x 2.95m)

Bedroom three, positioned at the rear of the property, is thoughtfully designed with an excellent range of bedroom units, providing ample storage space for personal belongings. A radiator and laminate flooring finish the room alongside a UPVC window.

En-Suite Shower Room

3'7" x 5'10" (1.09m x 1.78m)

Having a fully tiled shower cubicle with plumbed in shower spray and glass enclosure, wash hand basin with vanity storage and low flush WC. There is a chrome towel radiator, inset spot lighting and a UPVC window.

Bedroom Four/ Home Office

11'9" x 8'9" (3.58m x 2.67m)

Bedroom four, or home office if preferred, is equipped with a radiator and features a window. Whether used as a dedicated workspace or a versatile bedroom, this room offers functionality and flexibility to suit various needs.

Family Bathroom

6'8" x 8'5" (2.03m x 2.57m)

The family bathroom features a classic white suite, including a panel-in bath with a mixer tap and hair spray for added convenience. A pedestal wash hand basin and low flush WC complete the functional and stylish ensemble. The walls are half tiled and there is a single radiator. The tiled flooring enhances the overall aesthetic and is both practical and easy to clean. Natural light fills the room through the UPVC window. Additionally, a built-in cupboard offers storage solutions, keeping the bathroom organized and clutter-free. This well-appointed family bathroom provides a comfortable and refreshing environment for all household members to enjoy.

Outside

The exterior of the property boasts a visually appealing and practical design. A block paved driveway leads to the integral garage, which features a roller shutter door for easy access and secure parking. Positioned towards the top of the road, the property benefits from a larger than average plot, offering additional space and privacy.

The rear of the property has been thoughtfully landscaped, creating a tiered layout. The lower tiers consist of well-maintained lawned garden areas, providing a lush and green backdrop. An extensive paved patio area offers ample space for outdoor seating and entertaining. The carefully curated flower and shrubbed borders add bursts of color and texture, enhancing the overall beauty of the surroundings.

At the top tier of the rear garden, a charming fish pond becomes a focal point, adding a tranquil element to the outdoor space. From this elevated position, one can enjoy picturesque views across fields at the rear and a scenic panorama of the housing estate at the front. Even a gateway into the fields is ideal if you are a dog owner! The exterior of the property not only offers practicality and functionality but also provides an aesthetically pleasing and relaxing environment for residents to enjoy the beauty of nature. Please note there are outdoor electric sockets to three levels and a fountain in the wall with small pond on the second level. The sale is also inclusive of two sheds, a summerhouse and greenhouse.

Services

All mains services are connected. The Property has the benefit of GAS CENTRAL HEATING and UPVC DOUBLE GLAZING. USBs in sockets in the kitchen, lounge and third bedroom

Tenure

We are informed by the Vendors that the property is Freehold, but this has not been verified and confirmation will be forthcoming from the Vendors Solicitors during normal pre-contract enquiries.

Viewing

Strictly by appointment through the Agents, Kevin Ford & Co Ltd, 19 High Street, Cheadle, Stoke-on-Trent, Staffordshire, ST10 1AA (01538) 751133.

Mortgage

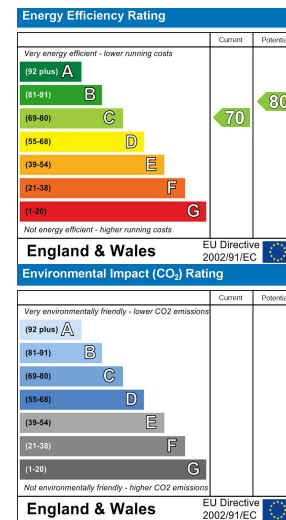
Kevin Ford & Co Ltd operate a FREE financial & mortgage advisory service and will be only happy to provide you with a quotation whether or not you are buying through our Office.

Agents Note

None of these services, built in appliances, or where applicable, central heating systems have been tested by the Agents and we are unable to comment on their serviceability.







19 High Street, Cheadle, Staffordshire, ST10 1AA
 T: 01538 751133 | F: 01538 751426
 natashaford@kevinfordandcoltd.co.uk
 www.kevinfordandco.co.uk



Kevin Ford & Co. Ltd.
 Chartered Surveyors, Estate Agents & Valuers