



**22 Sorrel Avenue, Stoke-On-Trent, ST10 4LY**  
**Offers around £499,950**



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

Welcome to this unique, fully renovated & move-in ready detached 4 Bedroom property with an INCREDIBLY LARGE & PRIVATE GARDEN located in the heart of the Staffordshire Moorlands countryside. NO UPWARD CHAIN.

Enjoy far reaching views over fields & farmland. Located in the highly sought after village of Tean. Step out of your door directly onto public footpaths to enjoy the peace & tranquility that the surrounding countryside & Village lifestyle has to offer.

Fully Modernized & immaculately presented to a very high standard throughout. The property offers vast living space & well proportioned rooms. Entrance hall/foyer leads into a stunning Kitchen fully quipped with high end appliances & an abundance of storage cupboards/space. Oversized centre island to gather around with family & friends before flowing into the formal Dining Room.

The delightful grounds that the property sits upon wrap around the house to provide private & picturesque views from every window of the lush green gardens & manicured lawns.

Benefiting from 2 Living Rooms, the first being an ultra modern space with SMART remote control flame effect fireplace. Expansive bi-folding doors open out onto the oversized private patio & South Westerly facing well maintained gardens bringing the outside in during the Summer months. For the cooler Winter evenings there's a cosy Living Room with wood-burning fireplace.

Completing the ground floor is a fully fitted separate home office with handy cloakroom.



## The Accommodation comprises

### Covered Porch

#### Entrance Hall

4'1" x 4'5" (1.24m x 1.35m )

In through the composite front entrance door with UPVC side panel, the hallway is tiled with a radiator, built in units which are ideal for coat & bag storage.

#### Inner Hall

5'10" x 4'10" (1.78m x 1.47m)

Having a built in storage cupboard off, the tiled floor flows through.

#### Lounge

14'3" x 10'6" (4.34m x 3.20m )

The spacious lounge area has an ultra modern inset log effect fire with a TV sound bar system & housing. To the side there are triple bi-folding doors which give access out to the paved patio area & garden.

#### Dining Room

8'10" x 10'5" (2.69m x 3.18m )

A formal dining room with feature built in units and tiled floor. UPVC patio doors lead to the rear garden & patio .

#### Reception Room

16'6" x 11'4" (5.03m x 3.45m)

This could of course be used as the properties main lounge due to its size. The room features a white adam style fireplace with tiled inset & hearth, radiator and wooden flooring. There are two UPVC windows allowing an abundance of natural light to flow into the room.

#### Breakfast Fitted Kitchen

17'10" x 14'1" (max) (5.44m x 4.29m (max))

The gorgeous fitted kitchen is a cream shaker designed with chrome handles and wood effect work surfaces over. There is a double sink unit inset beneath the UPVC window with mixer tap, integrated cooking appliances include 2 AEG electric built in ovens, plate warmer, ceramic hob and feature light (situated on the island), dishwasher and two fridge/ freezers. The room has a contrasting tiled floor, the properties wall mounted gas central heating boiler and rear UPVC entrance door.

#### Office

9'2" x 7'4" (2.79m x 2.24m )

An excellent range of built in units with ample work surface space for your computer & paper work, this is ideal for that person who wishes to work from home. There is a radiator, tiled floor, inset spot lighting and a UPVC window.

#### Cloakroom

2'3" x 5'1" (0.69m x 1.55m)

To include a wash hand basin with vanity unit under & low flush WC. The room has both a tiled floor and walls along with a chrome towel radiator, inset spot lighting and UPVC window.

### First Floor

Stairs rise up to the:

#### Landing

Built in storage cupboard containing plumbing for an automatic washing machine and access to the roof void.

#### Master Bedroom

15'1" x 13'3" (4.60m x 4.04m )

An oversized & Spacious primary bedroom with a wide range of fitted wardrobes, laminate flooring and inset spotlights. Large windows allowing lots of natural light to flow in

#### En-Suite Shower Room

2'7" x 8'5" (0.79m x 2.57m )

Shower cubicle having plumbed in shower, wash hand basin with mixer tap and vanity unit under and low flush WC. The room is fully tiled with a tiled floor, inset spot lighting and feature radiator.

#### Bedroom Two

15'1" x 10'6" (4.60m x 3.20m)

An excellent range of built in fitted wardrobes & drawers. There is laminate flooring, inset spot lighting, radiator and UPVC window.

#### Bedroom Three

8'2" x 7'1" (2.49m x 2.16m)

Radiator, laminate flooring, inset spot lighting and a UPVC window.

#### Bedroom Four

6'8" x 9'6" (2.03m x 2.90m )

Built in bed, radiator and UPVC window.

#### Family Bathroom

4'9" x 8'7" (1.45m x 2.62m )

Luxury upgraded family bathroom suite comprising: Panel in bath with mixer tap and hand held hair spray attachment, plumbed in shower over & side screen. The wash hand basin has a mixer tap with vanity storage and illuminated vanity mirror. below and low flush WC. There is a chrome towel radiator, tiled walls, tiled floor and inset spot lighting.

#### Outside

The property commands a superb private location tucked away for peace and tranquility with ample off road parking and a double car garage. Gated side entrance leads to the INCREDIBLY LARGE & VERY PRIVATE GARDENS that surround the property. Beautifully landscaped with a mix of lawns, well stocked flower borders and paved patio seating areas to soak up the sun, as well as offering that extra space to practice your golf swing or for the kids to play football. The ideal property for entertaining family and friends both inside and out whatever the Season. Fruit trees and an ornamental pond all add to the delightful outdoor spaces. This property offers endless future opportunities.

### Detached Double Garage

14'1" x 8'4" (4.29m x 2.54m )

Both the same size and having electric remote control up and over doors, light & power.

### Location

The village of Tean offers many amenities including the sought after St Thomas's School, village Dr's surgery, pharmacy/post office, new Co-op store and café/coffee shop to name but a view. Close to the larger towns of Cheadle & Uttoxeter and within easy reach of major road routes for easy commutes. Alton Towers and spectacular Peak District walking are only a short drive away.

### Services

All mains services are connected. The Property has the benefit of GAS CENTRAL HEATING and UPVC DOUBLE GLAZING. The area benefits from high speed internet. Gas heating system with SMART Hive, controlled from your App for added convenience. Home security system with outdoor cameras included.

### 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.

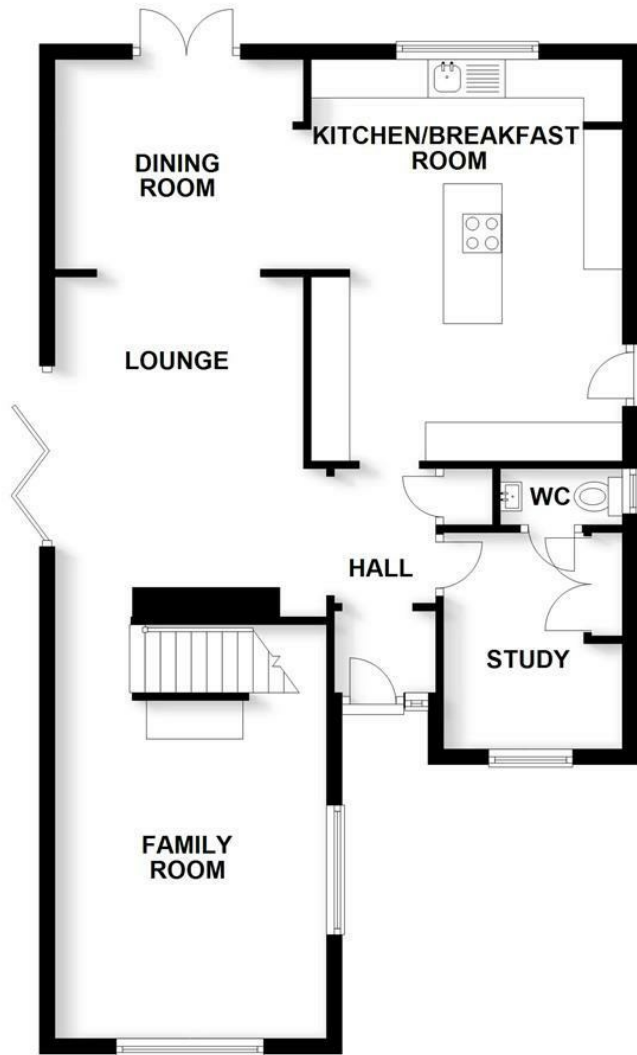
### Disclaimer

Please note that we are utilizing images from a previous vendor's sale to promote a property we have recently been entrusted to sell, and the current state of the property may vary from the depicted photos.

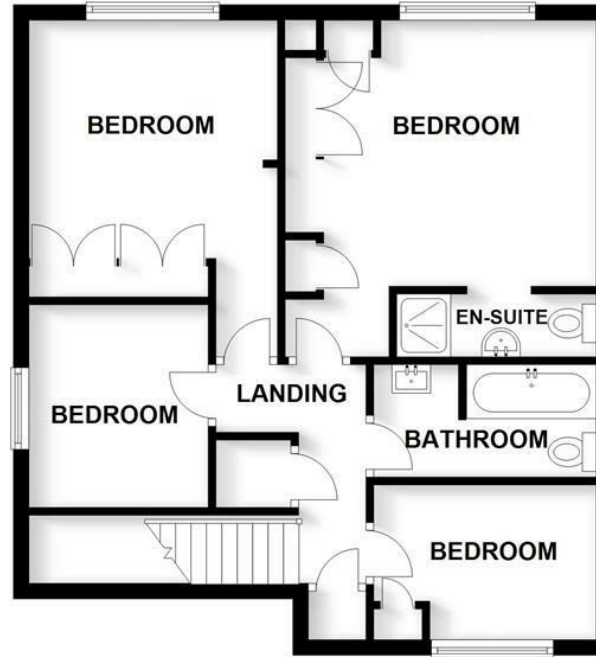




**GROUND FLOOR**  
APPROX. 838.5 SQ. FEET



**FIRST FLOOR**  
APPROX. 607.7 SQ. FEET



TOTAL AREA: APPROX. 1446.2 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.

| 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 <sub>2</sub> ) Rating                  |         |                         |
|   | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |                         |
| England & Wales   |         | EU Directive 2002/91/EC |

