



**17 Furlong Avenue, Upper Tean, Staffordshire ST10 4JS**  
**Offers around £365,000**



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

Welcome to this charming, spacious detached house, ideally situated on a generous corner plot. Meticulously improved and updated by the current owner, this home offers an array of appealing features. Upon entering, you'll find an inviting entrance porch, leading to a well-organized and welcoming hall. The spacious lounge is perfect for family gatherings or cosy evenings in. Additionally, there is a versatile study/playroom/reception room, providing you with flexibility to create your own dedicated space. The heart of the home is the large pale blue bespoke modern kitchen diner, a culinary haven that has been thoughtfully opened up into an additional orangery. This bright and airy space is perfect for meal preparation, dining, and enjoying the garden views all year round. Venturing upstairs, you'll discover four generously sized bedrooms, ensuring that everyone in the family has their own comfortable sanctuary. The family bathroom provides convenience and a touch of luxury with the benefit of an upgraded suite. The property boasts a larger-than-average plot, offering abundant on-site parking space, a feature especially appreciated in today's busy world. Beyond the house, you'll find lawned gardens, perfect for outdoor play and relaxation. There are also inviting patio areas, ideal for al fresco dining and entertaining. The established hedged boundaries ensure your privacy and a peaceful atmosphere. This property is more than just a house; it's a place to create lasting memories and enjoy a comfortable and contemporary lifestyle. Don't miss the opportunity to make it your own!



## The Accommodation Comprises

### Entrance Porch

4'7" x 8'6" (1.40m" x 2.59m")

Step into a luxury and stylish porch, designed with a durable tiled floor, UPVC double glazed front entrance door & side panels not only enhance security but also natural light to flood in.

### Entrance Hall

15'3" x 5'9" (4.65m" x 1.75m")

Elevating the homes entrance a timeless solid oak flooring brings a touch of natural beauty into the space. A radiator, a handy under stairs cupboard and Composite front entrance door.

### Reception Room

16'0" x 7'9" (max) (4.88m" x 2.36m" (max) )

Discover the limitless possibilities of this reception room, formerly a garage, now having been transformed into a versatile and adaptable space with a radiator and UPVC window.

### Lounge

15'2" x 12'4" (4.62m" x 3.76m")

Indulge in the grandeur of the expansive lounge, a spacious haven for comfort and relaxation. The centerpiece of the room is a marble fireplace, complete with an electric Optimist fire and in addition a feature radiator provides further warmth if needed. An abundance of natural light filters through a large UPVC window and the patio doors which open out into the garden.

### Cloakroom

2'10" x 7'2" (0.86m" x 2.18m")

A practical need within the home offering a wash hand basin having a sleek mixer tap and vanity unit. A tiled floor not only adds easy maintenance but durability, a radiator and UPVC window.

### Contemporary Bespoke Kitchen

9'2" x 18'5" (2.79m" x 5.61m")

Step into your dream kitchen, where elegance and practicality come together. The recently installed pale blue kitchen exudes a fresh and inviting atmosphere offering slab doors and long chrome handles giving it an overall contemporary look, while the quartz countertop adds luxury. An inset double sink with InSinkErator 3N1 Chrome Steaming Hot Water Tap make daily kitchen tasks a breeze, and part tiled splash-backs add to the sleek design. Space is provides for a freestanding Range

Cooker having a stainless steel back drop and extractor hood above. For added convenience, integrated appliances include a dishwasher and microwave. Underfoot the tiled floor compliments the units ideal for a busy kitchen. A UPVC window overlooks the serene garden and inset spot lighting adds to the brightness. The kitchen seamlessly flows into the dining area, providing the perfect space for family gatherings.

### Dining Room

8'7" x 8'9" (2.62m" x 2.67m")

The space provides enough room for a family table and chairs having inset spot lighting above and UPVC sliding patio doors offer tranquil views and access into the side garden. The tiled floor flows through from the main kitchen area and a radiator can be found behind the bench.

### Orangery

9'2" x 12'2" (2.79m" x 3.71m")

The orangery is a radiant extension to this home, seamless blending into the open plan kitchen/ dining area. It shares the same tiled flooring and creates a cohesive and visually pleasing space. Patio doors offer another connection to the outdoors opening out onto a rear decking area.

Stairs from the Entrance Hall lead up to the Landing.

### Bedroom One

12'4" x 12'6" (3.76m" x 3.81m")

A generous sized room having a radiator and UPVC window offering natural light.

### Bedroom Two

11'8" x 12'6" (3.56m" x 3.81m")

Again just as spacious as the first, offers a radiator and window.

### Bedroom Three

8'7" x 14'0" (2.62m" x 4.27m")

Another charming space featuring a radiator and window.

### Bedroom Four/Office

8'4" x 7'10" (2.54m" x 2.39m")

This bedroom could also serve as an office, including a radiator and UPVC window.

### Family Bathroom

6'8" x 7'8" (2.03m" x 2.34m")

The centerpiece is the P shaped bath with plumbed in shower over, a wash hand basin with sleek mixer tap and convenient vanity unit underneath provides extra hidden storage. A chrome

towel radiator not only keeps the towels warm but adds a touch of modern elegance.

### Garage

16'5" x 6'9" (5.00m" x 2.06m")

Electric roller shutter door, light & power, rear curtesy door.

### Outside

The front of the property presents a spacious and welcoming driveway that offers ample parking for multiple vehicles, making it convenient for you and your guests. This driveway leads to an attached garage, providing additional parking and storage space.

As you approach the front garden, a charming picket fence gracefully separates the driveway from the adjacent lawn.

The front and sides of the property are cocooned by an established hedgerow, offering privacy and a sense of seclusion. The lush greenery extends around the side and rear of the property, creating a natural shield and enhancing the overall curb appeal.

The rear garden is a tranquil haven, fully enclosed for your privacy and peace of mind. It features a well-maintained lawn, perfect for outdoor activities and relaxation. An extensive paved patio area provides the ideal space for outdoor dining, entertaining, or simply enjoying the fresh air.

### Viewing

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

### 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.

### Services

All mains services are connected. The Property has the benefit of GAS CENTRAL HEATING and UPVC DOUBLE GLAZING.

### 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.

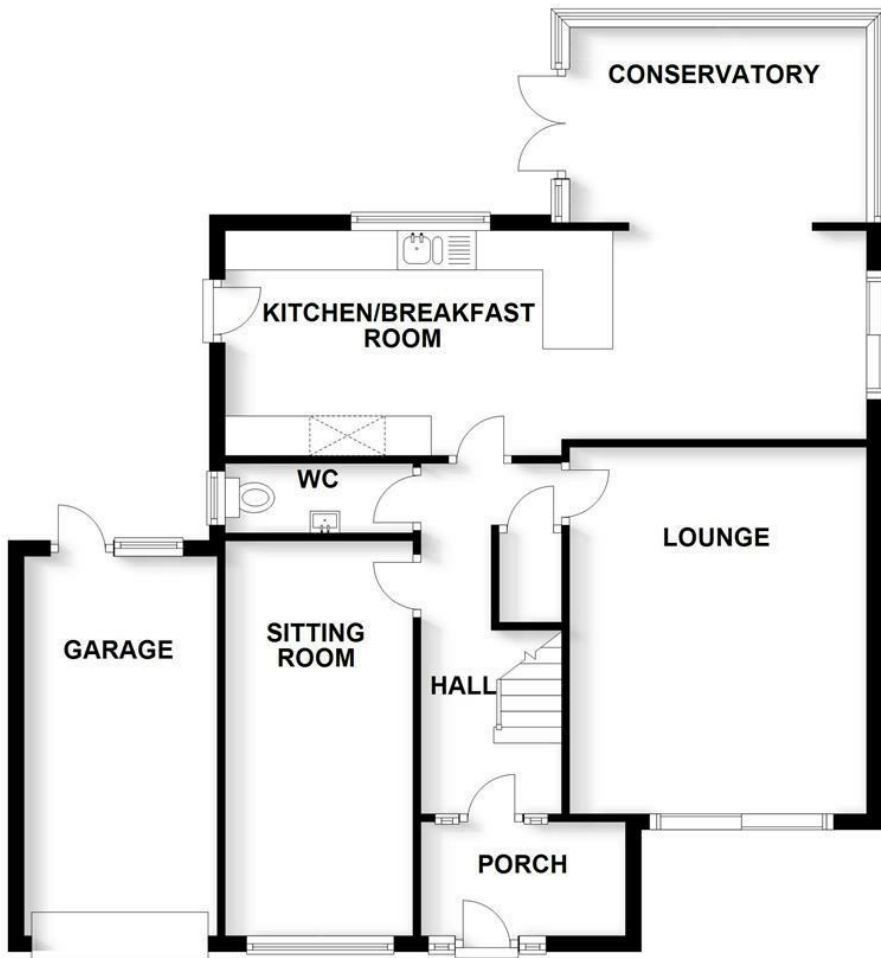
### Agents Note

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.

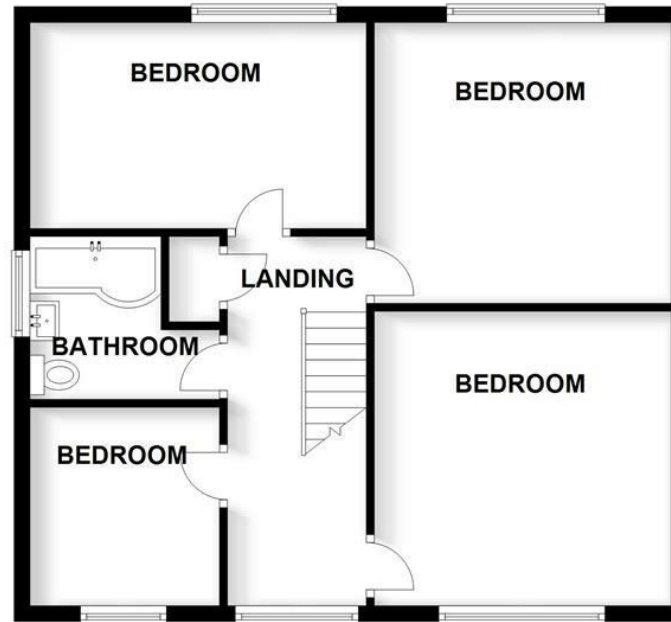




**GROUND FLOOR**  
APPROX. 970.6 SQ. FEET



**FIRST FLOOR**  
APPROX. 648.7 SQ. FEET



TOTAL AREA: APPROX. 1619.3 SQ. FEET

Plan produced by [www.firstpropertyservices.co.uk](http://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		
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