



29 Havensfield Drive, Tean, Staffordshire ST10 4RR
Price guide £380,000



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

Nestled in a charming village, this detached dormer bungalow exudes an aura of tranquility and spaciousness, offering an idyllic haven for its fortunate occupants. Positioned on a generous, level plot, it effortlessly grants access to the bustling nearby towns of Uttoxeter, Cheadle, and more, making it an ideal residence for those seeking both quietude and convenience. Upon entering, you are greeted by an inviting entrance hall that sets the tone for the rest of the home. The heart of this bungalow is the expansive lounge and dining area, where an abundance of natural light filters through, creating a warm and welcoming ambiance. The fitted white modern-style kitchen, complete with a dining area, is a culinary enthusiast's dream, providing a contemporary space to create delectable meals. The master bedroom, adorned with a range of built-in wardrobes and furniture, is a private sanctuary. An en-suite off the master bedroom ensures convenience and privacy, while a bathroom with a modern white suite adds a touch of luxury to daily routines. Ascending to the first floor, two generously sized bedrooms with velux windows offer cosy retreats for family members or guests. These upper-level rooms benefit from ample natural light and a charming atmosphere. Outside, the property is approached via a driveway that leads to an integral garage, providing secure parking and storage space. The front garden has been thoughtfully designed for low maintenance, featuring a slate area complemented by a profusion of pretty flowers that add a burst of color to the landscape. The rear garden is equally delightful, with a paved patio area perfect for outdoor gatherings. It is a haven for nature enthusiasts, boasting an impressive array of flowers, shrubs, and trees, all lovingly manicured to create a serene and picturesque setting. The manicured lawn adds to the overall appeal, providing a delightful space for leisure and relaxation.



The Accommodation Comprises

Entrance Hall

20'2" x 3'5" (6.15m" x 1.04m")

The entrance hall welcomes you with a sense of spaciousness, characterised by its open layout and the elegant Karndean flooring that graces the area. A radiator discreetly nestled against one wall ensures that the space remains comfortably warm, while a durable composite entrance door provides both security and style as it stands as a gateway to this inviting home. An additional courtesy fire door has been installed by our present vendor for ease and access into the Integral Garage.

Inner Hall

7'0" x 15'1" (2.13m" x 4.60m")

The Karndean flooring flows through and here you can find a handy storage cupboard off.

Spacious Lounge/ Dining Area

16'0" x 21'6" (4.88m" x 6.55m")

The lounge area exudes warmth and sophistication, with a focal point being the wooden Adam style fireplace. This fireplace boasts a marble inset and hearth, creating a tasteful centerpiece for the room. A coal effect electric fire within the fireplace not only adds to the aesthetic but also provides cosy ambiance. A radiator ensures the room remains comfortably heated, while a double glazed window ushers in natural light and offers views of the surroundings. Furthermore, a UPVC double glazed patio door, flanked by a side window, opens up the space to the outdoors, inviting in fresh air and sunlight. The room is completed with double doors, adding an element of elegance and providing easy access to other areas of the home.

Breakfast Fitted Kitchen

21'6" x 9'5" (max) (6.55m" x 2.87m" (max))

The breakfast kitchen is a functional and stylish space, equipped with all the amenities needed for modern living. It features an inset Blanco composite sink, which is complemented by a convenient built-in cupboard underneath for storage. A Belling built-in electric oven and ceramic hob, accompanied by an electric hood, form the cooking center of the kitchen, offering both efficiency and contemporary design.

For added convenience, the kitchen is equipped with an integrated dishwasher, washing machine, separate fridge and freezer, ensuring that all household needs are met in one place. A radiator within the kitchen keeps the space warm, while a double glazed rear door provides easy access to the outdoor area. Additionally, a UPVC double glazed window allows natural light to fill the kitchen.

Bathroom

7'3" x 5'5" (2.21m" x 1.65m")

The bathroom is a well-appointed space offering both functionality and aesthetic appeal. It includes a bath fitted with a mixer tap and a convenient shower spray that can be used for versatile bathing options. A side screen adds a modern touch and keeps water contained during showering. A wash hand basin is complemented by a vanity unit beneath it, providing storage for toiletries and a sleek look. The low flush W.C. is a space-saving and efficient choice.

A radiator within the bathroom ensures a comfortable temperature, while

the entire space is fully tiled, adding an easy-to-clean and stylish finish. A UPVC double glazed window allows natural light to fill the room and offers privacy while still providing a connection to the outside world. This bathroom is a harmonious blend of practicality and design.

Master Bedroom

11'10" x 17'4" (3.61m" x 5.28m")

The master bedroom is a spacious and well-organized retreat, featuring a range of built-in fitted wardrobes. These wardrobes offer ample storage space for clothing and personal items, contributing to the room's tidy and clutter-free atmosphere. A radiator in the room ensures that it remains comfortably heated, creating a cosy environment.

Two UPVC double glazed windows provide an abundance of natural light and offer views of the surrounding landscape. These windows not only brighten the room but also create a connection to the outdoor environment, allowing residents to enjoy the changing seasons and the natural beauty that surrounds the property. The master bedroom is a tranquil and functional space designed for comfort and convenience.

En-Suite

5'4" x 5'11" (max into shower) (1.63m" x 1.80m" (max into shower))

The ensuite bathroom is a compact yet well-equipped space designed for convenience and comfort. It features a corner shower unit with a plumbed-in shower, a wash hand basin is adorned with a sleek mixer tap and is complemented by a vanity unit underneath, offering storage for toiletries and a contemporary look. The low flush W.C. is a space-saving and efficient addition, ensuring the ensuite's functionality.

The room is fully tiled on the walls, which not only adds a modern and easy-to-clean finish but also creates a clean and cohesive appearance. A radiator ensures a comfortable temperature within the ensuite, keeping it warm and welcoming. A UPVC double glazed window lets in natural light, brightening the space and allowing for ventilation while maintaining privacy.

Stairs from the Inner Hall lead to:

Landing

Radiator, spacious airing cupboard off with hot water cylinder.

Bedroom Two

12'1" x 15'3" (3.68m" x 4.65m")

Bedroom two is a charming space with a unique character. The room features a sloping roof that adds a distinctive architectural element and incorporates a velux window. Lastly a radiator has been installed.

Bedroom Three

16'4" x 15'3" (4.98m" x 4.65m")

Similar design to Bedroom Two again offering a velux window and radiator.

Integral Garage

17'2" x 9'6" (5.23m" x 2.90m")

The garage is a functional and well-equipped space, featuring a metal up-and-over door that not only provides security but also offers easy access for vehicles or storage. Inside, the garage is fitted with both light and power, ensuring that it can be used for a variety of purposes, from parking a car to serving as a workshop or additional storage area.

Outside

Situated within a highly desirable local estate, the property enjoys the benefits of a quiet and sought-after neighborhood, characterised by homes of similar quality and charm. The residence stands with an air of pride, graced by a driveway that allows convenient access to the integral garage.

Approaching the front entrance, a well-laid paved pathway guides visitors to the front door, ensuring easy access and creating an inviting entryway. Adjacent to the pathway, a low-maintenance area thoughtfully features attractive flower borders, enhancing the property's curb appeal and adding a touch of natural beauty.

The rear of the property is a true outdoor haven, designed to delight garden enthusiasts. An expansive patio area provides ample space for outdoor seating and entertainment, making it an ideal spot for relaxation and al fresco dining. A step up from the patio leads to a pristine, meticulously maintained lawn, offering a green oasis for various activities and play.

What truly sets the rear garden apart are the abundant and well-stocked flowers, shrubs, and picturesque displays and borders. The thoughtful landscaping creates a symphony of colors and scents throughout the seasons, making the garden a visual delight and a haven for nature lovers. In summation, the outdoor spaces of this property are a testament to both functional design and aesthetics, appealing to those who appreciate the beauty of a well-crafted garden retreat.

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

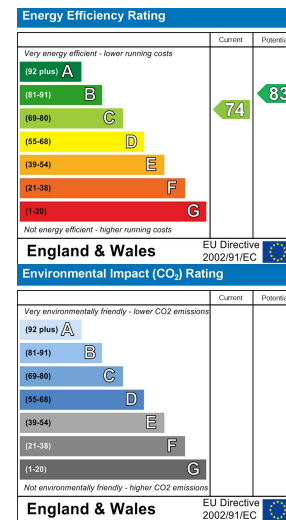
Kevin Ford & Co Ltd operate a FREE financial & mortgage advisory service and will be only happy to provide you with a quotation whether or not you are buying through our Office.

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.







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