



**21 Cavendish Road, Tean, Staffordshire ST10 4RH**  
**Offers around £530,000**



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

Nestled at the top of the estate with panoramic views of rolling countryside, this modern property boasts a thoughtful extension that includes an annex to the side and a captivating rear garden room. Tailored for a large family seeking versatility, the residence offers an ideal space for an older teenager or an independent relative within the annex. Adding to its allure, a convenient footpath adjacent to the house leads to the expansive fields behind, perfect for avid dog walkers.

Upon entry, a grand entrance hall welcomes guests with a striking glass staircase, to the front, there's a cosy lounge featuring an elegant Adam style fireplace and an office space, ideal for those who require a dedicated workspace. Moving through the property, the kitchen and breakfast area boast maple wood effect units complemented by sleek grey countertops, creating a stylish and functional space. This area seamlessly flows into the dining area and opens out into the newly added garden room which steals the spotlight with its vaulted ceiling and expansive glass windows. Upstairs, the first floor hosts a luxurious master bedroom complete with en-suite facilities. Additionally, there are two more bedrooms and a versatile music/study area, which grants access to the annex. The annex itself comprises a lounge/sitting area and an upstairs bedroom with its own en-suite, offering a private space that could suit an older teenager or an independent relative.

Externally, parking is convenient with ample space for multiple vehicles in the front area, accompanied by a side attached garage for added convenience. The rear garden has been beautifully landscaped, featuring a well-maintained lawn, an extensive patio seating area with a shaded pergola, and vibrant flower borders. The property enjoys a private setting, not overlooked, and benefits from backing onto scenic fields.



## The Accommodation Comprises:

### Entrance Hall

The entrance hall features a striking glass balustrade, offering a contemporary touch and a sense of openness. This stylish addition not only enhances the visual appeal but also provides seamless access to most of the rooms within the property.

### Cloakroom

The cloakroom, hidden under the stairs and designed for convenience and functionality, features a low flush WC and a wash hand basin. Adorned with tiled walls, this space offers a practical and stylish area for quick visits, providing essential amenities while maintaining a sleek and easy-to-maintain appearance.

### Lounge

17'0" x 11'7" (5.18m x 3.53m)

The expansive lounge exudes comfort and elegance, featuring a classic white Adam style fireplace with a marble inset and a living flame fitted gas fire, providing a cosy focal point. The room is bathed in natural light thanks to a stunning feature bay window that offers a picturesque view of the front surroundings.

### Office

9'6" x 8'5" (2.90m x 2.57m)

Situated at the front of the property, an office space offers a dedicated area for work or study.

### Breakfast Kitchen

9'11" x 17'9" (3.02m x 5.41m)

The kitchen boasts a range of built-in high and low-level units adorned with maple wood-effect doors, complemented by a sophisticated grey blemished worktop. Equipped with modern amenities, including a built-in electric oven, gas hob, and extractor hood, this kitchen is designed for both style and functionality. The oak-effect flooring adds a touch of warmth to the space while offering durability.

Providing a delightful view of the rear garden, a window allows natural light to illuminate the kitchen area, creating a pleasant atmosphere for cooking and dining. Additionally, there is convenient access from the kitchen into the utility area, enhancing the overall efficiency and organization of the household chores.

### Utility Room

8'2" x 8'5" (2.49m x 2.57m)

The utility room, seamlessly connected to the kitchen offers a practical space for various household tasks. Equipped with plumbing provisions for an automatic washing machine, this room enhances the functionality of the home by providing a dedicated area for laundry chores and storage.

### Dining Area

9'11" x 9'0" (3.02m x 2.74m)

The dining area, strategically positioned adjacent to the kitchen, offers versatile functionality to suit different purposes. With its strategic layout, it provides an adaptable space ideal for family meals or entertaining guests. Its connectivity to both the kitchen and the garden room allows for seamless integration and fluid movement between these areas, making it a central hub for gatherings and everyday activities. Whether used for formal dining or as an extension of the adjoining spaces, this area offers flexibility and convenience for various needs within the home.

### Garden Room

15'1" x 17'8" (4.60m x 5.38m)

The garden room stands as an impressive addition, a testament to the thoughtful enhancements made by the current homeowner. This captivating space boasts a cosy log burner nestled in one corner, creating a warm and inviting ambiance. Abundant natural light floods the room through its expansive large windows and

ceiling-mounted Velux windows, which also come equipped with electric blinds for convenient light control and privacy.

### First Floor

#### Master Bedroom

14'8" x 11'1" (4.47m x 3.38m)

The master bedroom is generously proportioned and features an inviting bay window, adding a touch of elegance and character to the room.

#### En-Suite

The upgraded ensuite is designed for both functionality and modern aesthetics. It features a stylish shower cubicle with a plumbed-in shower enclosed by sleek glass panels, providing a contemporary and convenient bathing experience. A well-appointed vanity unit with a wash hand basin and a low flush WC positioned at the side offers practicality and space within the room.

Fully tiled, this ensuite boasts a cohesive and sophisticated look while ensuring ease of maintenance.

#### Bedroom Two

10'8" x 10'5" (3.25m x 3.18m)

Positioned at the rear of the property, is a spacious double bedroom. Its location at the back of the house provides a peaceful setting, away from the front-facing areas and overlooks the fields and open countryside.

#### Bedroom Three

9'11" x 10'5" (3.02m x 3.18m)

Similarly situated overlooking the rear of the property another good sized bedroom but this has a new built in wardrobe with shelving and soft close sliding doors.

#### Music/ Study Area

13'1" x 8'8" (3.99m x 2.64m)

The designated music or office area, nestled within the layout, provides a versatile space for creative pursuits, work-related tasks, or simply as a functional hub within the household. Strategically placed, this area serves as a flexible zone that grants access to the annex.

### ANNEX

#### Kitchen/ Lounge

16'0" x 10'3" (4.88m x 3.12m)

The annex boasts a thoughtfully designed lounge and kitchen area, making efficient use of the available space. In the kitchen, sage green shaker-style doors paired with wooden work surfaces create a charming and inviting atmosphere. The inclusion of high-quality Neff appliances, such as the double oven, enhances functionality and adds a touch of modernity to the space.

Featuring an enamel white sink unit complemented by a stylish mixer tap, the kitchen area combines practicality with a sophisticated aesthetic. The seamless flow from the kitchen to the sitting area, with laminated flooring throughout, contributes to a cohesive design. Patio doors open up the space to the rear garden, creating a seamless indoor-outdoor connection and offering an inviting view of the outdoor surroundings.

#### Annex Bedroom

14'3" x 10'3" (4.34m x 3.12m)

The bedroom in the annex is graced with two expansive and elongated windows that serve as captivating frames, capturing breathtaking views of the surrounding landscapes. Access into the Main House can be obtained from this room.

#### En-Suite

The en-suite in the annex features a well-appointed layout for convenience and functionality. A light wooden vanity unit houses the wash hand basin, offering both a stylish aesthetic and practical storage space. Above the vanity unit, a matching

storage cupboard provides additional room for organizing toiletries and essentials, ensuring a clutter-free environment.

Continuing along, the en-suite includes a low flush WC, a separate shower enclosure, and a towel radiator.

### Outside

The property's exterior features a welcoming entrance accessed via a broad block paved driveway that extends across the width of the house. Adjacent to the property stands an attached garage, offering additional parking space or serving as a storage area.

Positioned at the apex of the estate within a cul-de-sac, the property enjoys a privileged location complemented by a convenient footpath adjacent to it. This path provides direct access to expansive fields, making it an ideal route for enthusiastic dog walkers and nature enthusiasts seeking outdoor adventures.

The rear garden, fully enclosed for privacy, is a splendid retreat. It encompasses an extensive patio area, partially shaded by a pergola, perfect for outdoor seating and entertaining. A well-maintained lawn area, interspersed with beautifully stocked flower borders, enhances the garden's charm and appeal.

Beyond the boundaries of the garden lies a breathtaking backdrop of rolling countryside, adding to the property's allure. This picturesque setting, combined with the well-designed outdoor spaces, offers a delightful environment for relaxation, recreation, and enjoying the natural beauty of the surrounding landscapes.

### Services

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

### 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

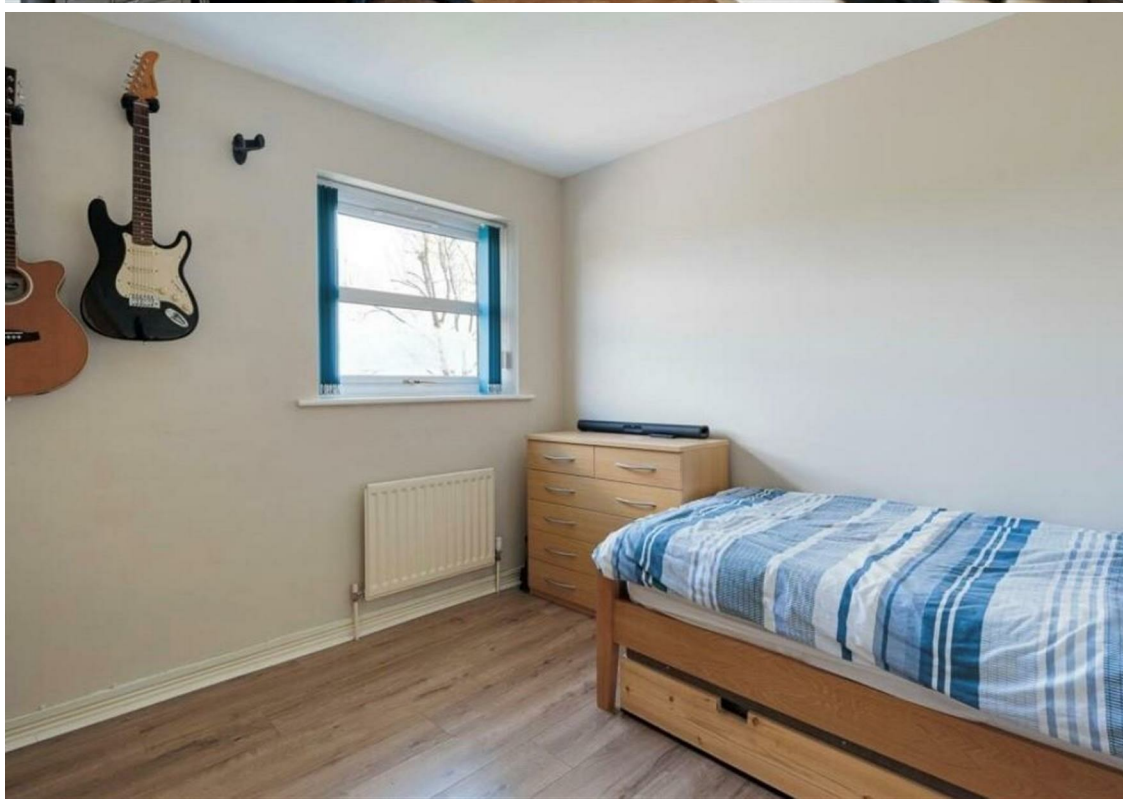
Strictly by appointment through the Agents, Kevin Ford & Co Ltd, 19 High Street, Cheadle, Stoke-on-Trent, Staffordshire, ST10 1AA (01538) 751133.

### Mortgage

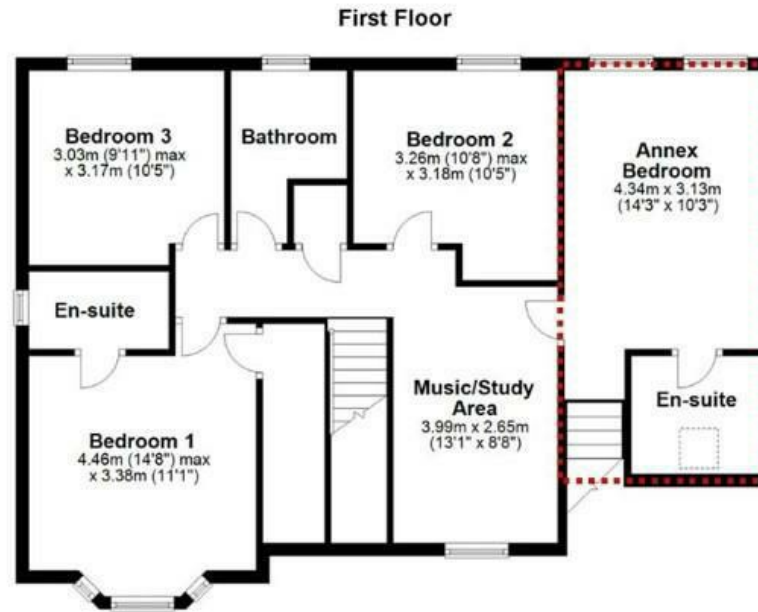
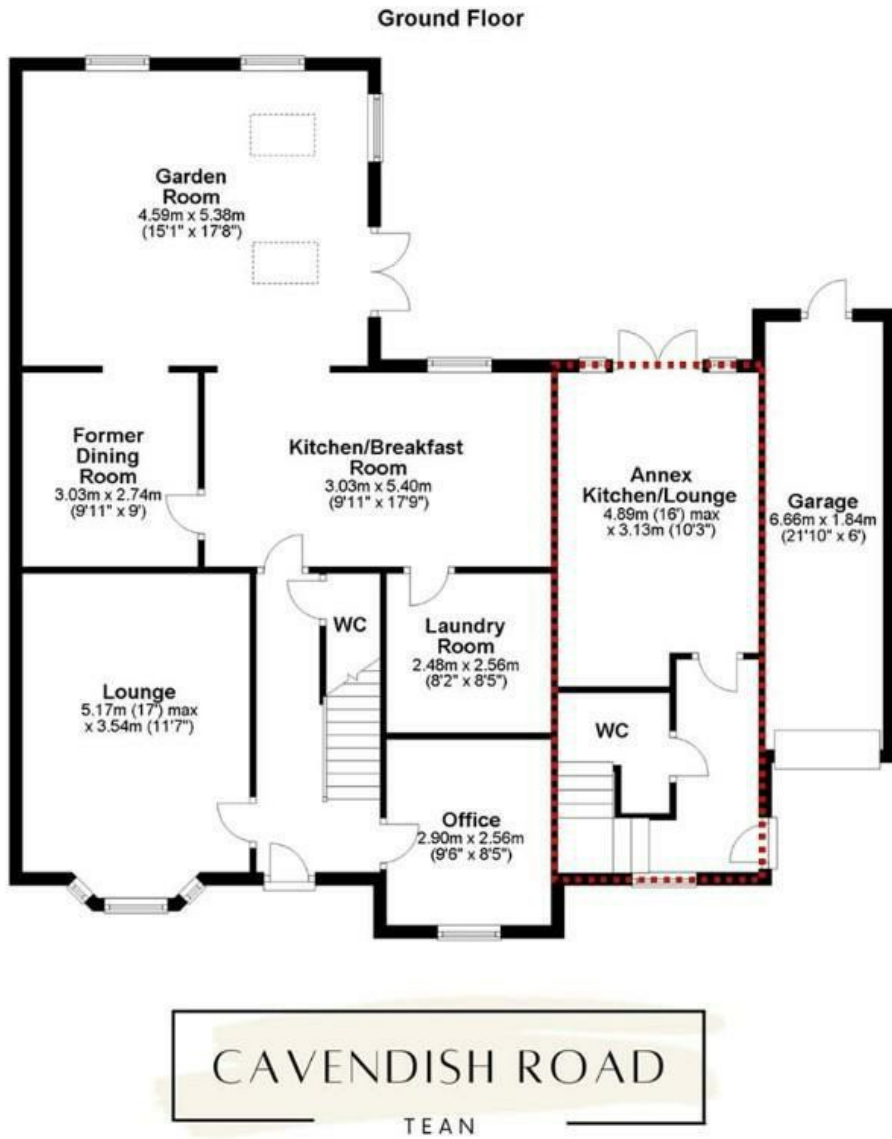
Kevin Ford & Co Ltd operate a FREE financial & mortgage advisory service and will be only happy to provide you with a quotation whether or not you are buying through our Office.

### 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.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
		EU Directive 2002/91/EC

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