



2 Heybridge Close, Tean, Stoke-on-Trent ST10 4LU
Price guide £370,000



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

Step into the epitome of modern living with this extensively extended detached house, meticulously upgraded and updated by the vendor to offer a lifestyle of luxury and convenience. As you enter, be greeted by a spacious entrance hall adorned with tasteful finishes, leading seamlessly to a cosy lounge featuring a striking marble electric fireplace and a snug log fitted gas fire. Entertain in style in the expansive reception/dining area, where bifold doors beckon you to step out and bask in the beauty of the garden. Adjacent, discover a chef's dream kitchen/breakfast area boasting a sleek center island and integrated appliances, creating a culinary haven for family gatherings. Ascending upstairs, retire to the lavish master bedroom complete with its own en-suite, while three additional bedrooms offer versatility for family and guests. Transform the fourth bedroom into a serene office space or retain it for your own professional needs. A chic family bathroom with a three-piece suite completes the upper level, ensuring comfort and convenience for all. Nestled on a corner plot, this residence boasts wrap-around gardens, providing a serene backdrop for outdoor enjoyment. Ample on-site parking and a detached double garage cater to your practical needs, while the desirable location within a popular residential area offers easy access to Tean Village and the A50 Stoke-Derby Link Road for seamless commuting and leisure pursuits. Don't miss your chance to embrace a lifestyle of sophistication and comfort in this remarkable home. Experience the pinnacle of modern living at Heybridge Close - your sanctuary awaits.



The Accommodation Comprises

Spacious Entrance Hall

12'7" x 13'2" (3.84m x 4.01m)

Step into elegance through the composite front entrance door into the spacious entrance hall, featuring laminate flooring, a feature radiator, UPVC window, and convenient under stairs storage.

Cloakroom

3'0" x 5'0" (0.91m x 1.52m)

The cloakroom boasts a sleek wash hand basin with a vanity unit underneath, complemented by a low flush WC and a radiator for added comfort. Laminate flooring extends seamlessly throughout, while part-tiled walls add a touch of sophistication to this practical space.

Spacious Lounge

18'3" x 10'9" (5.56m x 3.28m)

The generously sized lounge exudes warmth and charm, anchored by a stunning marble feature fireplace with a log effect fitted gas fire, perfect for cosy evenings. A radiator ensures comfort, while the UPVC bay window floods the room with natural light, creating a welcoming ambiance.

Reception/ Dining Room

24'7" x 14'4" (7.49m x 4.37m)

Step into the heart of the home, where the new extension seamlessly merges the reception and dining areas into a sprawling space designed for modern living. Adorned with laminate flooring and featuring a striking feature radiator, this expansive area is bathed in natural light streaming through two UPVC windows, creating an inviting atmosphere.

Unlock the potential for indoor-outdoor living with quadruple triple-glazed bi-fold doors, effortlessly extending the space into the garden for seamless entertaining and relaxation. Enhancing the ambiance further, two electric UPVC Velux windows invite additional light, ensuring a bright and airy feel throughout the day.

Kitchen/ Breakfast Area

14'9" x 14'4" (4.50m x 4.37m)

A stunning matt grey slab kitchen, adorned with metallic strips for a touch of sophistication. Floor-to-ceiling units, multiple drawers and ample work surfaces provide abundant storage and preparation space, while a center island adds functionality and houses the inset ceramic sink unit with a mixer tap and drainer.

Experience culinary excellence with top-of-the-line integrated appliances, including a Neff built-in electric oven, microwave, and additional oven/grill, as well as an integrated fridge/freezer, pull-out larder, and dishwasher for seamless meal preparation and cleanup. The room is illuminated by spot lighting, creating an ambiance of modern elegance, while two UPVC windows and a rear entrance door flood the space with natural light.

Laminate flooring adds durability and style, while a built-in cupboard

offers convenience with space and plumbing for an automatic washing machine, completing this exceptional kitchen designed for both practicality and luxury living.

First Floor

Stairs rise from the Entrance Hall leading up to the:

Landing

Access to all rooms.

Master Bedroom

11'8" x 11'0" (3.56m x 3.35m)

In the master bedroom, convenience meets comfort with a built-in wardrobe offering ample storage space for your belongings. Radiators ensure cosy warmth, while two UPVC windows bathe the room in natural light, creating a serene and inviting atmosphere.

En-Suite Shower Room

4'10" x 10'6" (into shower) (1.47m x 3.20m (into shower))

Boasting a shower cubicle with a plumbed-in shower, wash hand basin with vanity unit under, and a low flush WC. A chrome towel radiator adds a touch of elegance, while laminate flooring, inset spot lighting, and a UPVC window complete the space with style and functionality.

Bedroom Two

13'3" x 10'0" (4.04m x 3.05m)

Bedroom two offers ample space for comfort, featuring a radiator for warmth and a UPVC window inviting natural light to illuminate the room

Bedroom Three

10'8" x 10'0" (3.25m x 3.05m)

The room continues the theme of spaciousness, featuring a radiator for optimal comfort and a UPVC window for natural light.

Bedroom Four

9'10" x 7'2" (3.00m x 2.18m)

Bedroom four, currently utilised as an office by the current owner, boasts a built-in wardrobe for convenient storage, a radiator for comfort, and a UPVC window offering natural light, ensuring versatility and functionality in this adaptable space.

Family Bathroom

8'2" x 7'2" (2.49m x 2.18m)

Indulge in relaxation in the family bathroom, featuring a panelled-in bath with a mixer tap and plumbed-in shower spray, complemented by a glass side screen and luxurious, easy-to-clean side panelling with a marble grey concrete effect. A wash hand basin atop a vanity unit provides storage and style, alongside a low flush WC for convenience. A chrome towel radiator adds a touch of elegance, while a privacy window ensures discretion. Laminate flooring ties the space together, offering both durability and cohesion with the rest of the home's aesthetic

Outside

Nestled on a corner plot, this property commands attention with its expansive extension and proud stance within its grounds. A side pedestrian walkway grants access to the side door, while a driveway at the rear provides ample parking and leads to the Detached Double Garage (16'0" x 19'7"), equipped with an electric remote-controlled up-and-over shutter door, as well as light and power. A composite side courtesy door ensures convenient entry.

The front elevation boasts a charming lawned garden area adorned with well-established bushes and a meticulously maintained private hedgerow, defining the boundary. At the rear, a paved patio area beckons for summer relaxation, stretching across the rear of the property. Steps lead up to the lawned garden, accented with flower borders, a picturesque blossom tree, and established hedging, creating a serene outdoor retreat for enjoyment year-round.

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

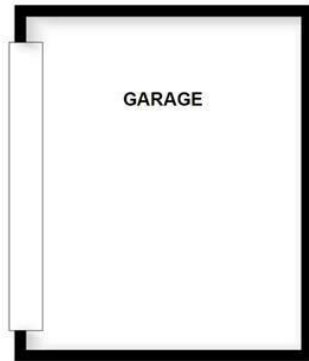
Kevin Ford & Co Ltd operate a FREE financial & mortgage advisory service and will be only happy to provide you with a quotation whether or not you are buying through our Office.

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.



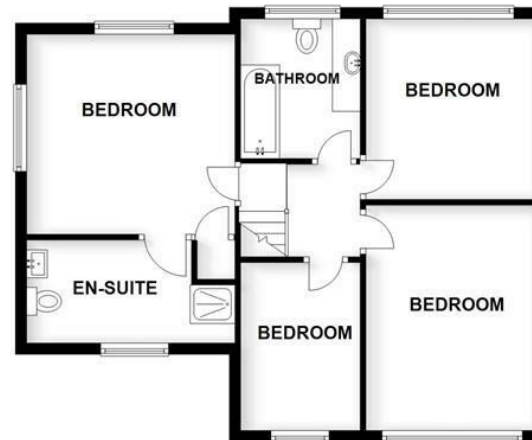




GROUND FLOOR
APPROX. 1124.4 SQ. FEET



FIRST FLOOR
APPROX. 650.5 SQ. FEET



TOTAL AREA: APPROX. 1774.9 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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
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