



**14 Goldhurst Drive, Tean, Staffordshire ST10 4LS**  
**Offers around £245,000**



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

This beautifully extended semi-detached home offers the perfect blend of style, comfort, and practicality — an ideal choice for families or those seeking spacious, modern living in a well-connected location. The property opens with an inviting entrance porch leading to a stylish lounge, featuring a charming fireplace as its focal point and a staircase rising to the first floor. The stunning open-plan kitchen and dining area span the rear of the home, fitted with contemporary units and ample space for family dining and entertaining. French doors lead through to the bright and airy conservatory, a wonderful additional living space that enjoys lovely views and access to the rear garden.

Upstairs, there are three well-proportioned bedrooms, each offering light and comfort, together with a beautifully appointed modern bathroom. Outside, the property continues to impress. To the front, a block-paved driveway provides ample off-road parking and leads through gated access to a detached garage at the rear. The rear garden is beautifully arranged, mainly laid to lawn and attractively tiered into two generous levels. A decked seating area alongside the garage offers an ideal spot for outdoor dining or summer entertaining, while a further block-paved patio provides an additional space to relax and enjoy the sunshine.

Perfectly positioned within a sought-after residential area, the home is within easy reach of local shops, well-regarded schools, and excellent transport links — making it ideal for families and professionals alike. Offering comfort, style, and convenience, this wonderful home is ready to move straight into and enjoy.



## The Accommodation Comprises

### Entrance Porch

5'6" x 4'5" (1.68m x 1.35m)

Accessed via a sage UPVC entrance door with matching side window, the entrance porch provides a welcoming approach to the property. There is a useful built-in cupboard offering convenient storage space.

### Living Room

13'7" x 16'3" (4.14m x 4.95m)

Beautifully styled and thoughtfully designed, this inviting living room perfectly blends character and comfort. A large UPVC double-glazed window to the front elevation floods the space with natural light and features an attractive built-in seating area — an ideal spot to relax with a book or enjoy the view. The charming multi-fuel burner, set on a hearth, provides a cosy focal point for winter evenings, while the sleek corner TV unit with integrated storage helps maintain the room's clean, contemporary look. Warm wooden flooring and stunning décor enhance the feeling of space and style. Additional features include two central heating radiators and a handy understairs storage cupboard. A sliding barn doors open seamlessly into the:

### Contemporary Kitchen/ Dining Area

16'7" x 10'9" (5.05m x 3.28m)

A superb modern kitchen, beautifully finished with a stylish two-tone grey and white gloss design. The range of base and eye-level units is complemented by sleek worktops and a tiled splashback, providing both practicality and a contemporary aesthetic. The kitchen features a one-and-a-half bowl inset sink with drainer, an integrated oven with gas hob and extractor hood, and built-in fridge freezer and dishwasher. There is also space and plumbing for a washing machine.

Wooden flooring, recessed spot lighting, and a central heating radiator enhance the room's bright and modern feel. Dual aspect UPVC double-glazed windows to the side and rear elevations allow natural light to fill the space, while there is ample room for a dining table and chairs — perfect for family meals or entertaining. Patio doors open directly into the:

### Conservatory

8'0" x 10'6" (2.44m x 3.20m)

A delightful addition to the home, the conservatory enjoys UPVC double-glazed windows to all sides, creating a bright and airy space that captures views of the garden throughout the day. Patio doors open directly to the rear garden, seamlessly blending indoor and outdoor living. Finished with tiled flooring, this versatile room can easily serve as a second sitting area, dining space, or home office — perfect for modern family life.

### Landing

Stairs rise up to the landing area having access the the loft area and a window to the side elevation.

### Bedroom One

10'1" x 13'4" (3.07m x 4.06m)

Situated to the front elevation, the master bedroom offers a calm and relaxing retreat, decorated in neutral tones to create a sense of space and tranquillity. A UPVC double-glazed window allows natural light to fill the room, complemented by a central heating radiator for year-round comfort.

### Bedroom Two

9'11" x 10'7" (3.02m x 3.23m)

A generous double bedroom positioned to the rear of the property, offering ample space for furnishings. The room benefits from a UPVC double-glazed window providing pleasant views and natural light, along with a central heating radiator for comfort.

### Bedroom Three

6'5" x 12'4" (1.96m x 3.76m)

Currently arranged as a single bedroom, this well-proportioned room is longer in size rather than wide, offering excellent versatility for use as a guest room, nursery, or home office. A UPVC double-glazed window provides natural light, and a central heating radiator ensures comfort. A handy built in cupboard to finish.

### Bathroom

6'6" x 5'6" (1.98m x 1.68m)

Beautifully appointed with a modern white suite comprising a WC, wash hand basin, and a P-shaped bath with a

waterfall shower head over and glass shower screen. The walls and floor are finished with coordinating white tiling and a decorative border, creating a fresh and contemporary look. Additional features include spot lighting, a chrome towel radiator, and a UPVC double-glazed window to the rear elevation providing natural light and ventilation.

### Outside

To the front of the property, a block-paved driveway provides ample off-road parking and leads via gated access to the rear, where a detached garage is positioned. Mature conifers form the boundary to one side, with fencing to the other, offering both definition and privacy.

The rear garden is mainly laid to lawn and attractively tiered into two generous levels, creating a versatile outdoor space for families and entertaining. Decking extends to the side of the garage, providing an ideal area for outdoor dining or relaxation, complemented by a further block-paved patio. An outside water tap completes the garden's practical features.

### 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.





