

10 Heybridge Close, Tean, Staffordshire ST10 4LU

Price guide £285,000

Kevin Ford & Co. Ltd.

Chartered Surveyors, Estate Agents &Valuers

We are delighted to welcome to the market this beautifully extended and stylishly presented semi-detached family home, offering an exceptional blend of contemporary living, versatile accommodation and superb entertaining space, together with a fantastic garden summer house.

Situated in the popular village of Upper Tean, conveniently positioned for local amenities and schools, this impressive home offers considerably more than first meets the eye. With its generous proportions, thoughtfully extended layout and stylish finish, it presents an ideal opportunity for first-time buyers, growing families or those simply looking for a home that offers space to enjoy modern family life. The real showstopper is undoubtedly the stunning extended kitchen, dining and snug area, creating a fabulous heart to the home. Beautifully appointed with a high-quality Beckermann kitchen, quartz work surfaces, a statement island and bi-fold doors opening directly onto the garden, this impressive space is perfectly designed for both relaxed family living and entertaining friends and family. The remaining accommodation is equally versatile, comprising a cosy lounge, three well-proportioned first-floor bedrooms and a fourth bedroom on the ground floor, which could equally serve as an additional reception room, home office or guest accommodation. A luxurious contemporary ground-floor bathroom and a separate first-floor family bathroom further enhance the practicality of the layout. Outside, a gravel driveway provides ample off-road parking for up to three vehicles, whilst the enclosed rear garden has been designed with ease of maintenance in mind, featuring an Indian stone patio and artificial lawn. A real bonus is the superb garden summer house, complete with lighting, power and a log-burner. Offering fantastic flexibility, it provides the perfect setting for a garden bar, entertaining space, home office or simply somewhere to escape and unwind.







The Accommodation Comprises

Entrance Hall
13'11" x 6'01" (4.24m x 1.85m)
A spacious and welcoming entrance hall, provides an excellent first impression upon entering the property. Accessed via a UPVC front entrance door with adjoining privacy side panel, the hallway features attractive tiled flooring, a radiator and useful understairs storage cupboard. Stairs rise to the first-floor landing.

Lounge
13'04" x 10'03" (4.06m x 3.12m)
Cosy and inviting, offering versatile additional living space ideal as a family lounge, snug or playroom. The room benefits from attractive engineered wood flooring, a radiator and a UPVC double-glazed window providing natural light.

Open Plan Entertainment Kitchen/ Living Area
20'04" x 16'0" (6.20m x 4.88m)
Undoubtedly the heart of the home, this stunning extended kitchen, dining and snug area combines contemporary styling with practical family living and entertaining space. Beautifully presented throughout, the room features attractive tiled flooring, stylish acoustic panelling, recessed spotlights and an impressive skylight with integrated LED lighting. The kitchen itself is fitted with a high-quality Beckermann range in a sophisticated matt taupe finish, comprising an extensive range of wall and base units, complemented by quartz work surfaces and matching splashbacks. A striking contrasting mocha island takes centre stage, featuring ambient under-unit lighting and a sleek Bora induction hob with integrated extractor system.
Integrated appliances include a Bosch double oven and Bosch dishwasher, together with a boiling hot water and filtered water tap. To the rear, bi-fold doors provide a seamless connection to the garden, making this a fantastic space for both everyday family life and entertaining.

Utilty Room
9'11" x 5'11" (3.02m x 1.80m)
Forming part of the property's side extension, the utility room is fitted with a stylish range of grey gloss wall and base units, complemented by contrasting work surfaces and tiled splashbacks. Features include a stainless steel sink with mixer tap, integrated microwave and designated space with plumbing for an automatic washing machine. Further benefits include tiled flooring, recessed spotlights, a skylight providing natural light, an extractor fan and a wall-mounted combi boiler housed within the units.

Reception room/Bedroom Four
12'05" x 6'02" (3.78m x 1.88m)
Situated on the ground floor, this versatile fourth bedroom offers flexible accommodation, ideal for an office, playroom, guestroom or those seeking a ground-floor bedroom. The room benefits from a UPVC double-glazed window, radiator and recessed spotlighting.

Family Bathroom
10'0" x 5'11 (3.05m x 1.80m)
A beautifully appointed and luxurious bathroom, finished to an excellent contemporary standard. The suite comprises a panelled bath with mixer tap, separate shower enclosure with plumbed-in shower, low-level WC and wash hand basin set within a stylish vanity unit. Further features include a illuminated mirror cabinet with integrated Bluetooth connectivity, contemporary heated towel rail, fully tiled walls and flooring, and recessed spotlighting, creating a sleek and sophisticated finish.

Landing
The first-floor landing provides access to all first-floor accommodation and benefits from a UPVC double-glazed window, allowing for natural light, together with loft access via a ceiling hatch. The loft is partially boarded, providing useful additional storage space.

Bedroom one
12'08" x 9'08" (3.86m x 2.95m)
A generously proportioned double bedroom offering excellent space for a range of bedroom furnishings. The room enjoys a light and airy feel, with a UPVC double-glazed window allowing plenty of natural light to fill the space, together with a radiator. A lovely spacious principal bedroom.

Bedroom Two
10'06" x 9'09" (3.20m x 2.97m)
A well-proportioned bedroom offering comfortable accommodation, with ample space for bedroom furnishings. The room benefits from a UPVC double-glazed window and a radiator.

Bedroom Three
10'01" x 6'05" (3.07m x 1.96m)
A versatile single bedroom, ideal for use as a child's bedroom, home office or hobby room, depending on individual requirements. The room benefits from a UPVC double-glazed window and a radiator.

Bathroom
7'02" x 6'04" (2.18m x 1.93m)
The upstairs family bathroom is a practical and well-appointed space, fitted with a white suite comprising a panelled bath with Mira electric shower and glass screen, low-level WC and pedestal wash hand basin. The room benefits from fully tiled walls, luxury vinyl flooring, a radiator and a UPVC double-glazed privacy window.

Outside
To the front of the property, a gravel driveway provides ample off-road parking for up to three vehicles.
To the rear is an attractive, low-maintenance and fully enclosed garden, thoughtfully landscaped to provide an excellent space for relaxing and entertaining. The garden features an Indian stone patio, artificial lawn and decorative borders, together with a useful garden shed.
A particular highlight is the fantastic summer house, which benefits from lighting, power and a log burner. This creates a wonderful additional space with a variety of potential uses, whether as an entertaining area, garden bar, home office or simply somewhere to relax and unwind throughout the year.

Services
All mains services are connected. The Property has the benefit of GAS CENTRAL HEATING via combi boiler 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 notes
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.
We are informed by the vendors the Combi boiler is 1 year old and remains under warranty whilst the smoke alarms are fitted to the mains.


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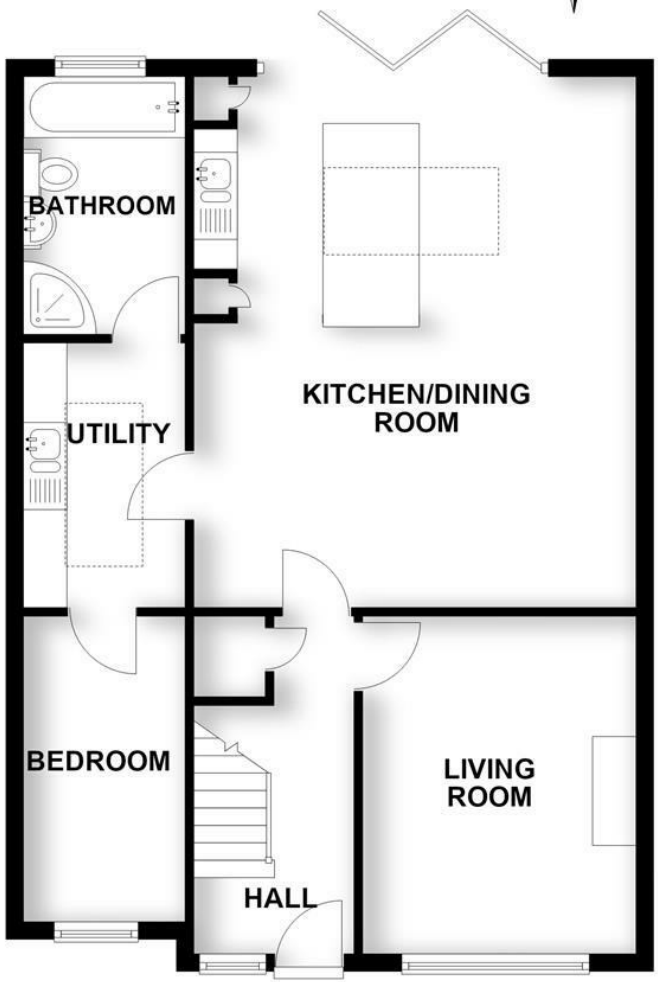

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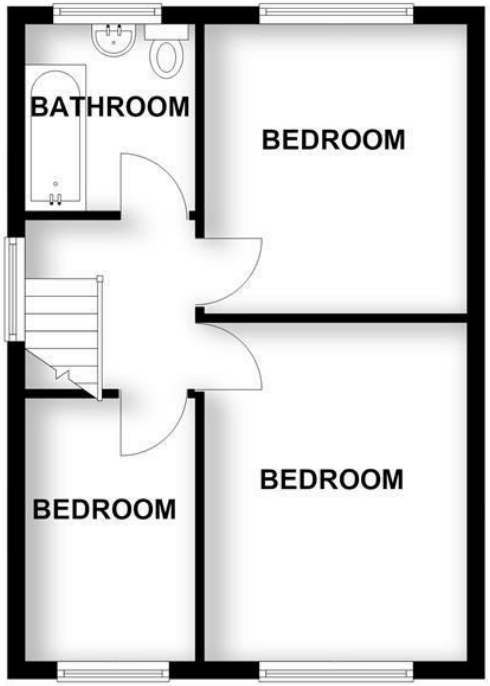

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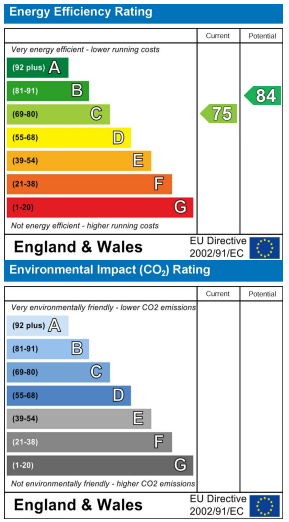

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GROUND FLOOR
APPROX. 754.8 SQ. FEET



FIRST FLOOR
APPROX. 400.0 SQ. FEET





TOTAL AREA: APPROX. 1154.7 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.

19 High Street, Cheadle, Staffordshire, ST10 1AA
T: 01538 751133 | F: 01538 751426
natasha@kevinfords.co.uk
www.kevinfordandco.co.uk

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