



3 Ryecroft Close, Tean, Staffordshire ST10 4JA
Offers around £330,000



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

A substantial and beautifully extended detached family home, perfectly positioned within a quiet cul-de-sac and enjoying open field views to the side — offering both space and setting in equal measure. While the property would benefit from modernisation and updating throughout, it presents a fantastic opportunity to enhance and personalise a generously proportioned home in a highly desirable location. The welcoming entrance hall with cloakroom leads into an impressive lounge — a superbly sized reception room centred around a striking stone feature fireplace, creating a warm focal point for family life. The dining room provides an excellent entertaining space and flows seamlessly into the conservatory, where garden views and direct outdoor access bring a wonderful sense of light and openness. The kitchen is practical in layout, continuing through to a dedicated utility room and into an additional versatile reception room. Ideal as a home office, playroom, snug or hobby room, this flexible space also benefits from direct access to the garden and offers clear potential for further enhancement. Upstairs, four generously sized bedrooms provide excellent family accommodation, served by a shower room with scope for updating. A particularly useful and surprisingly spacious box room adds valuable storage or the opportunity for adaptation. Externally, the property offers a block paved driveway providing ample off-road parking, complemented by low-maintenance gravelled areas. The fully enclosed rear garden is well suited to entertaining, featuring an expansive paved patio and a standout purpose-built garden bar complete with lighting and power — perfect for hosting friends and family all year round.



The Accommodation Comprises

Entrance Hall

11'2" x 5'9" (3.40m x 1.75m)

Stepping into the property, you are welcomed by a spacious entrance hall with stairs rising to the first floor. There is a useful cupboard beneath the stairs providing practical storage, along with a separate double-door storage cupboard. Doors lead from the hallway to the principal ground floor rooms, creating a central and well-connected layout.

Cloakroom

5'1" x 3'10" (1.55m x 1.17m)

Fitted with a low flush WC and wash hand basin, providing convenient ground floor facilities for guests and everyday use.

Lounge

17'8" x 18'8" (5.38m x 5.69m)

A particularly generous reception room, thoughtfully extended in previous years to create an impressive and spacious living area. The room is square in shape, offering excellent versatility for furniture placement. A striking stone feature fireplace with tiled inset and hearth forms a central focal point, currently housing an electric fire (with potential to open up if desired, subject to any necessary consents). A large front-facing window allows for plenty of natural light, and the room is further complemented by two radiators for comfort.

Dining Room

12'0" x 9'4" (3.66m x 2.84m)

A well-proportioned dining room featuring a uPVC window allowing for natural light, along with a radiator for year-round comfort. Double doors provide access through to the conservatory, creating an ideal flow for entertaining and family dining.

Conservatory

11'7" x 9'1" (3.53m x 2.77m)

A bright and versatile addition to the home, featuring a tiled floor and uPVC windows allowing for an abundance of natural light. uPVC doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living — ideal for relaxing or entertaining.

Kitchen

12'4" x 8'11" (3.76m x 2.72m)

The property benefits from a fitted wooden kitchen complemented by contrasting black work surfaces. An inset sink unit with mixer tap and drainer is positioned beneath a large uPVC window, providing pleasant natural light to the workspace. The kitchen features a tiled floor, a range of drawer units, display units and shelving, along with space for a cooker with extractor hood above. A practical and well-arranged layout ideal for everyday use.

Utility Room

5'8" x 5'7" (1.73m x 1.70m)

A practical utility space offering plumbing and space for an automatic washing machine. Fitted with built-in cupboards providing additional storage, complemented by a work surface over. A window allows for natural light, and a radiator ensures comfort and practicality throughout the year.

Reception Room/Work Space

7'2" x 10'5" (2.18m x 3.18m)

A versatile additional reception area currently offering further space for white goods, but lending itself to a variety of alternative uses. This flexible room could easily serve as a home office, hobby room or additional sitting area, depending on individual requirements. A uPVC door provides direct access to the rear garden, enhancing practicality and convenience.

First Floor

Stairs rise from the Entrance Hall leading up to the:

Master Bedroom

8'10" x 14'3" (2.69m x 4.34m)

A spacious principal bedroom featuring a large uPVC window that enjoys pleasant views across open fields to the left elevation, allowing for an abundance of natural light. A radiator provides comfort, completing this well-proportioned and inviting room.

Bedroom Two

10'9" x 9'11" (3.28m x 3.02m)

A further double bedroom situated to the rear of the property, featuring a uPVC window allowing for natural light and a radiator for comfort. A well-proportioned room ideal for family, guests or additional workspace if required.

Bedroom Three

10'5" x 8'11" (3.18m x 2.72m)

Another well-proportioned double bedroom, benefiting from a window allowing for natural light and a radiator for comfort. A versatile room suitable for family living, guests or home working if required.

Bedroom Four

10'2" (max) x 10'4" narrowing to 5'4" (3.10m (max) x 3.15m narrowing to 1.63m)

Accessed via a useful dressing area with a built-in wardrobe to the left-hand side, providing excellent storage. Steps lead down into the single bedroom space itself, creating a distinct layout. An ideal room for a child's bedroom, nursery or home office.

Shower Room

5'9" x 8'8" (1.75m x 2.64m)

Fitted with a double glass shower enclosure incorporating a plumbed-in shower. Fully tiled walls provide a sleek and practical finish,

complemented by a wash hand basin set within a vanity unit offering useful storage beneath, and a low flush WC. A privacy window allows for natural light, and the room is completed with tiled-effect flooring.

Outside

The property is pleasantly situated within a quiet cul-de-sac location, with only a small number of neighbouring properties and attractive views across open fields to the side elevation.

To the front, there is a block paved driveway providing off-road parking for two vehicles, complemented by gravelled borders for ease of maintenance. Side gated access leads through to the rear garden. An attached garage runs alongside the property and is accessible internally, offering excellent storage or further potential (subject to any necessary consents).

The rear garden has been fully paved to create a generous patio area, ideal for outdoor entertaining, and is enclosed by fencing for privacy. A particularly impressive feature is the purpose-built bar within the garden, complete with sliding patio doors opening into an entertainment space. The bar area is fitted with optics stands, lighting and power, creating a fantastic social space perfect for hosting family and friends.

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.

Storage Room

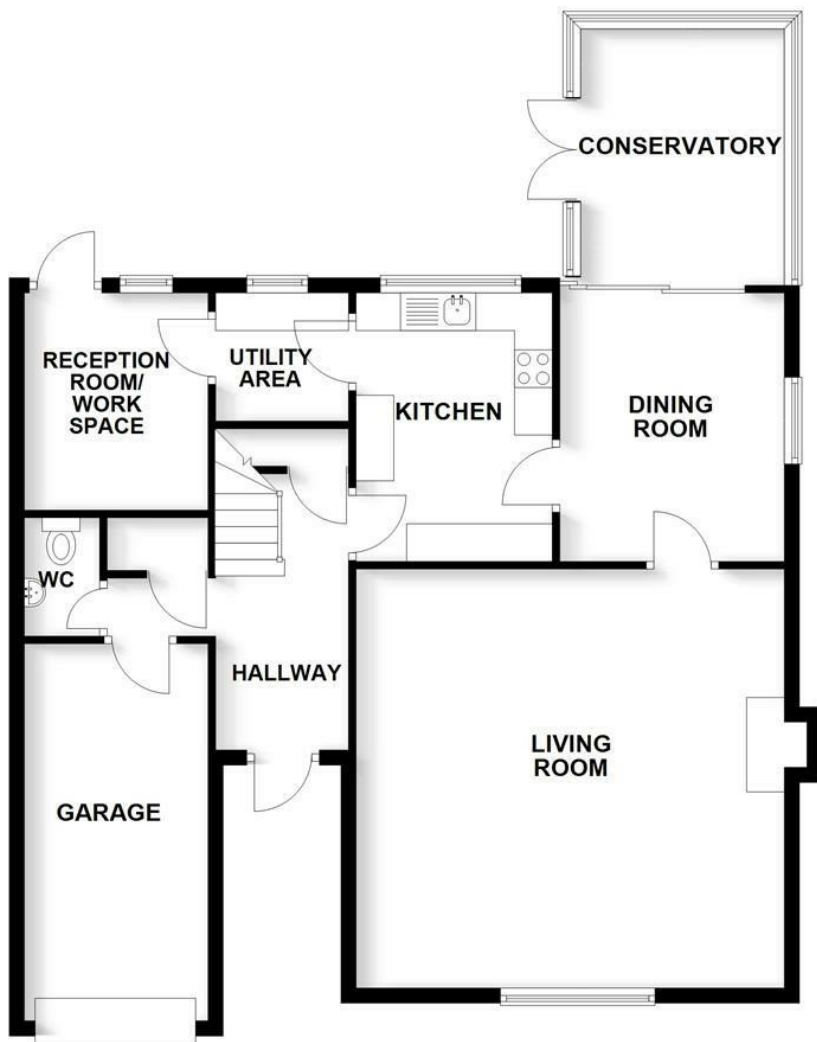
5'9" x 5'9" (1.75m x 1.75m)

A useful storage cupboard conveniently located just off the shower room.



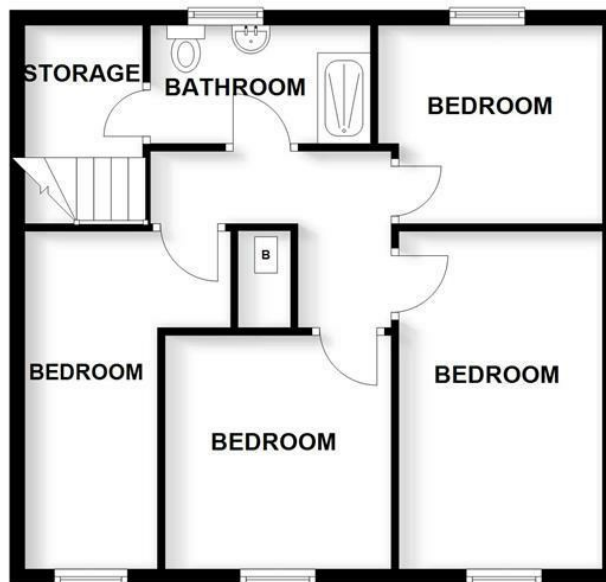
GROUND FLOOR

APPROX. 1057.3 SQ. FEET



FIRST FLOOR

APPROX. 589.2 SQ. FEET



TOTAL AREA: APPROX. 1646.5 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		
England & Wales		
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