



**27 Havensfield Drive, Tean, Staffordshire ST10 4RR**  
**Offers around £349,950**



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



Welcome to this charming detached bungalow, perfectly positioned on a corner plot within a highly sought-after residential estate. Opportunities to own a comparable property in this exclusive area are rare. This adaptable bungalow is ideal for various living arrangements, making it a perfect long-term home for couples or families. With a convenient downstairs bedroom, it's well-suited for those planning for the future. Upon entering, you'll find a welcoming entrance hall leading to a rear lounge, featuring patio doors that open onto a stunning, picturesque garden. The blue shaker kitchen comes equipped with built-in appliances and offers ample space for a dining area, making it the heart of the home. The master bedroom, located at the front of the house, includes an ensuite bathroom. A modern wet room is also situated on the ground floor. Upstairs, the dormer includes two additional bedrooms, one currently set up as a home office, and a convenient built-in storage cupboard off the landing area. There's even potential to add another full bathroom on this level if desired as permitted development has been granted. The property boasts a block-paved driveway leading to an integral garage with an electric up and over sectioned door with remote control. This garage has planning permission to be converted into additional living and storage space and is accessible from the entrance hall. The front of the property features a low-maintenance, landscaped area with an artificial lawn, while the rear garden is a true oasis. Enjoy well-established flower beds, a tranquil waterfall leading to a pond, lawned garden and a patio area perfect for relaxing in your private sanctuary. Planning permission has also been granted for a front porch.

Don't miss the chance to make this delightful bungalow your forever home.



## **The Accommodation Comprises**

### **Entrance Hall**

20'2" x 3'5" (6.15m x 1.04m )

The entrance hall, featuring a high gloss tiled floor with a striking pattern, provides access to all downstairs rooms and the garage.

### **Spacious Lounge**

16'0" x 21'6" (4.88m x 6.55m )

The spacious lounge, featuring an elegant Adam style fireplace with a fitted gas fire, is the perfect gathering spot. A large UPVC window and patio doors open onto the picturesque rear garden, bringing in ample natural light. There's plenty of room for additional furniture, a piano, or even a dining table, making this a versatile space to suit your needs. The lounge also features a Bose surround system, having two separate zones the system provides quality sound in the property's three main rooms. The lounge is kept comfortably warm with two radiators.

### **Kitchen**

21'6" x 9'5" (6.55m x 2.87m )

The kitchen boasts a traditional style with blue shaker doors and a contrasting black granite worktop. An inset sink and drainer unit sit beneath a UPVC window overlooking the rear garden. Equipped with a Neff built-in oven, four-ring gas hob, and extractor fan, a Bosch integrated washer/dryer, an integrated fridge/freezer and separate taps deliver cold and boiling filtered water without the need for a kettle. Part-tiled splash-backs complement the countertop. Additional storage is provided by separate cupboards with a granite top and an integrated wine rack, situated near the side courtesy door. Above this area, three lantern lights add a touch of elegance. There's ample space for a dining table next to a UPVC window on the side wall. The tiled flooring, in matching blue and white, ties the kitchen's aesthetic together beautifully. The Bose system also adds to the dining experience.

### **Master Bedroom**

11'10" x 17'4" (3.61m x 5.28m )

Featuring a built-in wardrobe, a matching headboard, and coordinated drawers. For added convenience, matching

freestanding bedside cabinets are also available for purchase under separate negotiation. The room includes a UPVC window, a radiator, Bose sound and an ensuite, offering both comfort and style.

### **En-suite Shower Room**

5'4" x 5'11" (1.63m x 1.80m)

Boasts a corner shower cubicle with a plumbed-in shower and glass enclosure, a pedestal wash hand basin, a low flush WC, and tiled flooring. A UPVC privacy window completes the space, ensuring both light and seclusion and a dual-fuel heated towel rail

### **Wet Room**

7'3" x 5'5" (2.21m x 1.65m)

The newly improved wet room is fully tiled and features a walk-in shower with a side screen, a plumbed-in Mira thermo shower with an overhead rainfall showerhead and handheld spray. It includes a wash hand basin housed in a storage unit, a low flush WC, and a bidet. Additionally, a chrome dual-fuel heated towel rail and under floor heating adds a touch of luxury and warmth.

### **First Floor**

Rising up to the:

### **Landing**

The landing area includes a spacious storage/ airing cupboard, providing ample room to store all your essentials.

### **Bedroom Two**

16'4" x 15'3" (4.98m x 4.65m )

Generously sized, currently accommodating both a double bed and a single, showcasing its versatility. The room features a Velux window and a sloped ceiling that adds a touch of character. A radiator completes the space, ensuring warmth and comfort.

### **Bedroom Three**

12'1" x 15'3" (3.68m x 4.65m )

Currently utilised as an office, features fitted cabinetry and a Velux window. A radiator ensures comfort, while the room's design includes a hidden under-eave storage space cleverly concealed behind the cabinetry. A velux window and radiator complete the room.

## **Outside**

Situated on a desirable corner plot with a block-paved driveway that provides ample parking space and leads to an integral garage featuring an electronic up and over sectioned door, light, and power. The garage houses the property's wall-mounted gas central heating condenser boiler. The front elevation is charming and offers excellent curb appeal, highlighted by low-maintenance artificial grass that keeps the area neat and tidy. The rear garden is a beautifully landscaped retreat, perfect for relaxation. It boasts an array of flowers, shrubs, lawn and a rockery area, with a captivating feature waterfall cascading into a large fishpond. Surrounding this tranquil water feature is a paved patio area, ideal for outdoor seating and enjoying the serene garden setting. There is also a well-concealed large garden shed complete with staging, light and power. Sofit-lighting provides safe access to the side entrance and garden.

## **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.





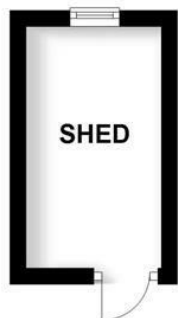






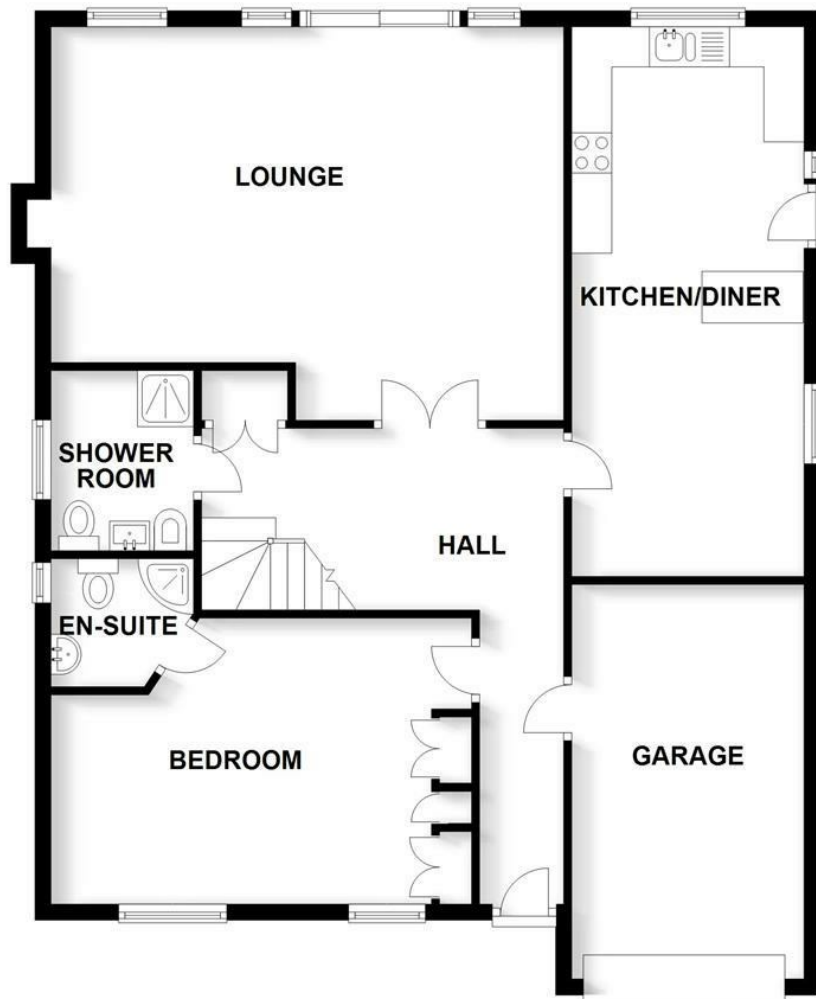
# OUTBUILDING

APPROX. 54.9 SQ. FEET



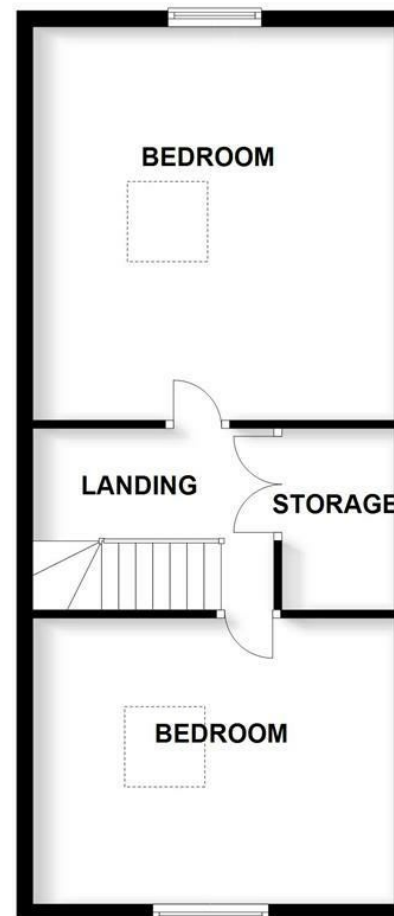
# GROUND FLOOR

APPROX. 1129.2 SQ. FEET



# FIRST FLOOR

APPROX. 556.1 SQ. FEET



TOTAL AREA: APPROX. 1740.3 SQ. FEET

Plan produced by [www.firstpropertyservices.co.uk](http://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		84
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

