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**31 Hollington Road, Tean, Staffordshire ST10 4JX**  
**Price guide £399,950**



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

Occupying an enviable elevated position within a highly regarded non-estate location, this substantial detached residence presents an exceptional opportunity to acquire a characterful family home offering generous proportions and highly versatile accommodation. Lovingly maintained and enhanced over the years, the property successfully combines its original charm with modern improvements, creating a home perfectly suited to contemporary family living whilst still offering scope for adaptable accommodation.

Designed with flexibility in mind, the ground floor centres around an impressive open plan kitchen, dining and sitting area, creating a wonderful space for everyday family life and entertaining. Complementing this is a spacious lounge with a feature log-burning stove, a versatile ground floor bedroom, a dedicated home office, and a beautifully appointed contemporary family bathroom, making the property particularly well suited to multi-generational living, guests or those seeking single-level accommodation.

To the first floor, the generous principal bedroom benefits from a spacious en suite shower room and fitted wardrobes, while the remaining bedrooms are all well proportioned, offering comfortable accommodation for family members or visiting guests.

Standing within beautifully established gardens to both the front and rear, the property enjoys an excellent degree of privacy together with attractive outlooks from its elevated setting. Ample off-road parking, dual vehicular access and a detached garage further enhance the practicality and appeal of this impressive home.

Offering a rare combination of space, flexibility, mature gardens and a sought-after non-estate setting, this is a wonderful home that is equally suited to growing families, professional couples or those seeking adaptable accommodation in a desirable location.



## The Accommodation Comprises

### Entrance Hall

17'9" x 9'5" (5.41m x 2.87m)

A spacious and welcoming entrance hall accessed via a UPVC front entrance door with an obscured privacy window, creating a bright yet private first impression. The generous hallway features a traditional wooden parquet floor, adding warmth and character, together with a radiator for comfort. A striking cast iron fireplace provides an attractive period focal point (for decorative purposes only and not in use), enhancing the property's charm and setting the tone for the accommodation beyond.

### Lounge

14'7" x 14'4" (4.45m x 4.37m )

A generously proportioned and inviting reception room featuring two UPVC double glazed windows that provide an abundance of natural light. The room is centred around an attractive feature fireplace housing a log-burning stove, complemented by a slate hearth to create a warm and cosy focal point. A radiator completes the room, making it an ideal space for relaxation and entertaining.

### Bedroom Two

12'1" x 9'0" (3.68m x 2.74m )

Located on the ground floor, this well-proportioned double bedroom offers versatile accommodation, ideal for guests, multi-generational living or those seeking single-level convenience. The room benefits from a UPVC double glazed window providing plenty of natural light, together with a radiator for year-round comfort.

### Office

9'8" x 12'3"(max) (2.95m x 3.73m(max) )

A versatile office/study, ideal for those working from home, with measurements extending into the useful downstairs area. The room features laminate flooring, a radiator, and patio doors opening directly onto the rear garden, providing an abundance of natural light and easy access to the outdoor space.

### Family Bathroom

7'9" x 7'9" (2.36m x 2.36m)

Beautifully appointed with a contemporary three-piece suite comprising a panelled curved bath, a stylish wash hand basin with a ceramic bowl, and a low-flush WC. The bathroom further benefits from a chrome heated towel radiator, fully tiled walls, and contrasting dark flooring, creating a modern and elegant finish.

### Open Plan Kitchen/Dining & Sitting Area

36'6" x 11'5" (11.13m x 3.48m)

Undoubtedly the heart of the home, this exceptional open plan kitchen, dining and sitting area has been thoughtfully designed to create a superb space for both everyday family living and entertaining on a

grand scale. Beautifully light and wonderfully spacious, the room offers a seamless blend of style and practicality.

The contemporary kitchen is fitted with an extensive range of high-gloss cream wall and base units, complemented by luxurious granite work surfaces incorporating an inset sink unit. There is ample space for a Rangemaster-style cooker with a striking suspended extractor hood above, creating a stylish focal point to the kitchen.

The generous dining and seating areas provide the perfect setting for family gatherings and social occasions, while four UPVC double glazed windows flood the room with natural light. Two radiators ensure year-round comfort, and doors open directly onto the rear garden, creating a wonderful connection between the indoor and outdoor living spaces, ideal for summer entertaining.

### First Floor

Stairs rise from the Entrance Hallway leading up to the:

### Landing

5'11" x 10'2" (1.80m x 3.10m )

A spacious landing providing access to the first floor accommodation. Benefiting from a radiator and a useful built-in storage cupboard, the landing offers practical storage and access to all Bedrooms.

### Master Bedroom

10'7" x 14'9" (3.23m x 4.50m)

A generously proportioned principal bedroom enjoying a pleasant outlook over the front elevation through a UPVC double glazed window. The room benefits from a radiator and an excellent range of built-in wardrobes, providing ample hanging and storage space while maintaining a bright and spacious feel.

### En-Suite Shower Room

12'11" x 7'9" (max) (3.94m x 2.36m (max))

A generously sized en suite shower room, well appointed with a spacious shower enclosure featuring a curved glass screen, sliding door and fitted shower. The suite also comprises a pedestal wash hand basin, bidet and low-flush WC. Finished with fully tiled walls, vinyl flooring, a privacy UPVC double glazed window and ample floor space, the room provides both comfort and practicality, serving as an excellent addition to the principal bedroom.

### Bedroom Three

7'9" x 11'2" (2.13m x 3.40m)

A well-proportioned double bedroom enjoying natural light from a UPVC double glazed window. The room benefits from a radiator and offers versatile accommodation, making it ideal as a child's bedroom, guest room or additional home office.

### Bedroom Four

13'7" x 7'11" (4.14m x 2.41m)

A spacious double bedroom benefiting from a UPVC double glazed

window and radiator. The room features an excellent range of built-in wardrobes and cupboards, providing ample storage while maximising the available floor space, making it an ideal guest bedroom or family room.

### Outside

Occupying an elevated position, the property enjoys an excellent degree of privacy together with delightful views from the front elevation. Approached via two separate access points, the principal entrance features a sweeping, inclined driveway providing off-road parking at the top, with steps leading to the front entrance door.

The attractive front garden is predominantly laid to lawn and framed by mature trees, established conifers and a traditional dry stone wall, creating a welcoming approach while enhancing the property's privacy. A brick wall forms the upper boundary, with a pathway leading directly to the front entrance.

The beautifully established rear garden has been thoughtfully landscaped to provide a wonderful outdoor space for both relaxation and entertaining. A paved patio offers the perfect spot for al fresco dining, while the generous lawn is complemented by stunning, well-stocked flower and shrub borders that provide colour and interest throughout the seasons. Gated access leads to additional vehicular parking at the rear, together with a detached garage offering excellent storage, workshop potential or further secure parking.

### 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

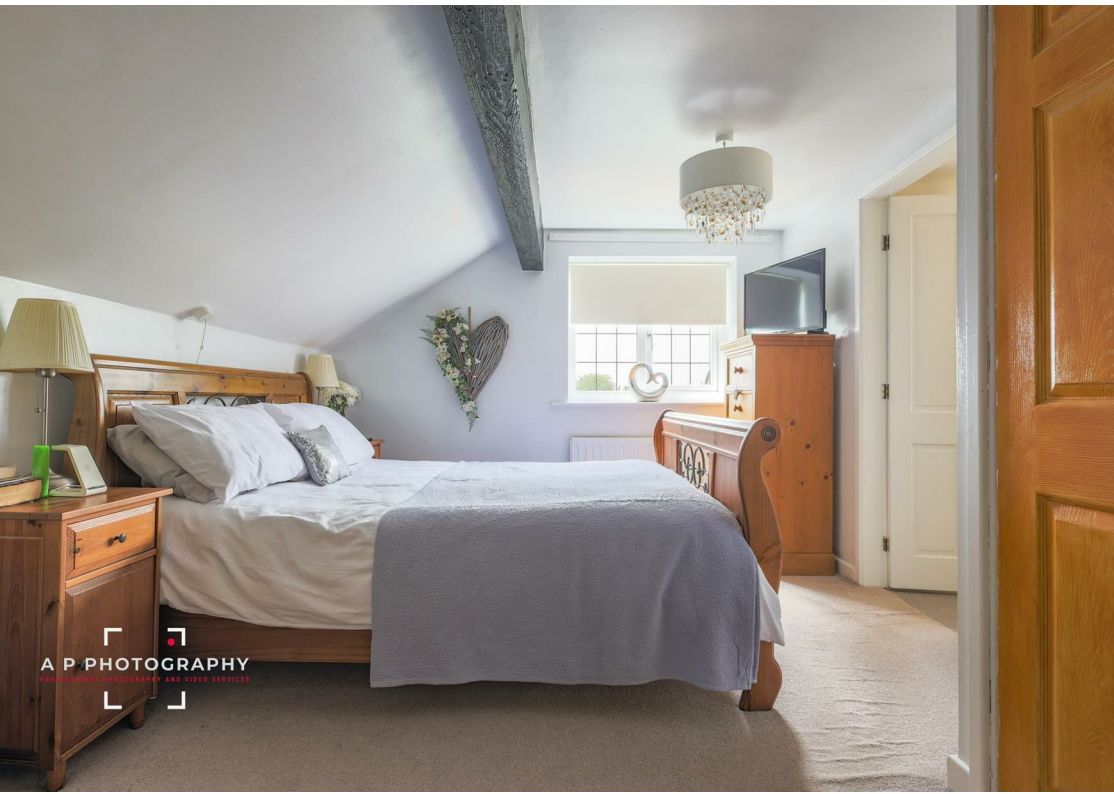
Strictly by appointment through the Agents, Kevin Ford & Co Ltd, 19 High Street, Cheadle, Stoke-on-Trent, Staffordshire, ST10 1AA (01538) 751133.

### 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.





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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		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 
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		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

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