

# Garden Village

Upper Tean, Stoke-on-Trent, ST10 4JG

John  
German



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£295,000

Handsome Traditional Semi-Detached Home with Substantially Extended and Balanced Family Sized Accommodation in Excellent Condition, Situated on a Quiet Cul-de-Sac within Walking Distance to the Village Amenities.



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Whether moving up or down the property ladder, serious consideration and inspection of the extremely surprising is absolutely essential to appreciate its generous room dimensions and wonderful layout, its delightful, enclosed westerly facing garden with enjoys a good degree of privacy, and its quiet cul-de-sac position. Built in circa 1926 and extended in the 1980's the property offers the potential to move in immediately and then decorate to put your own stamp on it, while also providing potential to divide the large dual aspect master bedroom into 2 and therefore making giving the home four double bedrooms.

Situated on the small cul-de-sac where properties rather come to the market, within easy walking distance to the popular village's range of amenities including first schools, the mini Co-op supermarket and independent shops, doctors surgery, public houses, green spaces, petrol station, Fish & Chip shop and Chinese takeaway, children's nursery, and the Church. The towns of Uttoxeter and Cheadle are both within easy commutable distance, as is the A50 dual carriageway linking the M1 & M6 motorways, plus the cities of Stoke-on-Trent and Derby.

**Accommodation:** A uPVC obscure double-glazed door and side lights open to the welcoming hallway, where stairs rise to the first floor and doors lead to the extended ground floor accommodation.

The front facing sitting room has a wide walk-in bay window and a corner display alcove, with a wide arch opening to the main living area which has a wall mounted living flame effect electric fire. Double glazed sliding patio doors open to the well-proportioned brick and double-glazed constructed conservatory, providing extra family living space overlooking the lovely garden with power and radiators, a tiled floor and two sets of doors providing direct access outside.

The refitted L-shaped dining kitchen has an arch into the conservatory providing an excellent flow to the principle reception rooms, ideal for daily family life and entertaining. Having an extensive range of base and eye level units with superior quartz worksurfaces and an inset sink unit set below a window overlooking the garden, a fitted gas hob with an extractor over and built-in Neff double electric oven, and an integrated fridge/freezer.

A front porch has a uPVC double glazed door and windows opening to the outside. Doors lead to the downstairs wc and the next versatile reception room, currently used as a formal dining room but alternatively making an ideal family room, games room, workspace or even ancillary accommodation, with uPVC double French doors to the front. Finally there is the utility area which has a range of base level and eye units with fitted worktops, an inset sink unit and space for white goods, a useful storage room, plus windows and a uPVC double glazed door to the rear garden.

To the first floor the landing doors lead to the three good sized bedrooms, all of which can easily accommodate a double bed and have an extensive range of fitted furniture. The exceptionally spacious dual aspect master bedroom providing potential to divide and make two smaller double bedrooms (subject to obtaining any necessary regulations/consents). The fully tiled family room has a white modern suite incorporating both a panelled spa bath and a separate double shower cubicle with mixer shower over. Finally there is the fully tiled separate wc, having a two piece suite and fitted storage.

**Outside:** To the rear the enclosed westerly facing garden has a natural stone effect paved patio providing a lovely seating and dining area, with dwarf walls and steps to the lawn which has well stocked borders containing a variety of shrubs and plants, a small pond and water feature, a greenhouse and a useful brick built stage area with hot & cold water (ideally for pets). All enclosed to three sides, enjoying a good degree of privacy.

To the front is a garden also laid mainly to lawn, with well stocked borders containing a variety of shrubs, and a block paved driveway provides off road parking for several vehicles.

**W3W – outnumber.skate.automatic**

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard **Parking:** Driveway **Electricity supply:** Mains **Water supply:** Mains

**Sewerage:** Mains **Heating:** Mains gas (Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** TBC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Staffordshire Moorlands District Council / Tax Band D

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA09022026







Approximate total area<sup>(1)</sup>

1767 ft<sup>2</sup>

164.2 m<sup>2</sup>



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1



#### Agents' Notes

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