



## Tenford Lane, Upper Tean, ST10 4EN

**£409,500**

**\*\*STAMP DUTY PAID\*\*** ON PLOT 12 TEAN VALLEY VIEW, UPPER TEAN

"Every Home Is a Show Home" at Tean Valley View. With a beautiful walled entrance with a long sweeping driveway leading to the most impressive homes and frontages. Investing in a new home at Tean Valley View offers countless benefits including; high specifications throughout, modern amenities, energy efficient designs, improved comfort and enhanced family living spaces. You can truly make a house a home with long lasting memories. Situated in Upper Tean, Staffordshire Moorlands, Tean Valley View is accessible to all major road networks including the A50 and A500 with the closet train network being Uttoxeter and Stafford.

## Tean Valley Development



Tean Valley View is a picturesque development of 2, 3 and 4 bedroom homes tucked away in the Staffordshire Moorlands. Situated in Upper Tean, located three miles away from the Blythe Fields junction of the A50, which makes it a convenient 30-minute drive to Stoke, Stafford, Derby and Uttoxeter with convenience to the A500. The local town boasts many traditional family-owned shops, including a butcher, bakery, jeweller, furniture and oatcake shop, plus an array of independent cafes. The development is home to a variety of build styles featuring impressive sized plots and parking spaces, with high specifications included in all of the designs - Heat Air Source Pumps, Underfloor Heating, Bi-Fold Doors and Fitted Wardrobes to all bedrooms to list a few.

### Kitchen/Diner

19'0" x 16'0" max (5.80m x 4.88m max)



### Lounge

11'0" x 14'5" (3.36m x 4.40m)



### Utility

7'9" x 5'4" (2.38m x 1.64m)



### Cloackroom

2'11" x 4'11" (0.90m x 1.50m)



### Bedroom Three

11'0" x 9'4" (3.36m x 2.87m)



### First Floor Landing

#### Bedroom Two

11'0" max x 12'2" (3.36m max x 3.73m)



#### Bedroom Four

9'2" max x 7'3" (2.81m max x 2.23m)



## Family Bathroom

7'7" x 6'0" (2.32m x 1.85m)



## Second Floor Landing

### Bedroom One

13'3" x 19'8" max (4.04m x 6.01m max)



### Bedroom One En-Suite

4'7" x 9'7" (1.40m x 2.93m)



## Outside

### Agents Notes

Freehold

Management/Estate Charge: £250 annum

For rental yields please contact a member of the Denise White Estate Agency team

1,420 sqft

Council Tax Band: TBC

### Features

'Every Home is a Show Home' with Markden Homes

Offering a high quality finish and best specifications;

Open Plan Living Accommodation

Under floor heating to the ground floor

Generous living spaces

Opulent master bedroom en-suite featuring high-quality finishes

Fitted wardrobes to all bedrooms

AEG appliances and electrical accessories throughout

Quartz kitchen worktops

Oak doors throughout

Turfed and rear fenced gardens, plus external electrical socket and bib tap

B rated energy efficiency

10 Year ICW warranty

Wireless intruder alarm provide peace of mind

### Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

\*\* Internal photos not of plot 12 \*\*

## About Your Agent



Dani is the Branch Manager at Denise White Estate Agents. Working across all areas in selling property, Dani has a particular passion for all things new build, with vast experience and knowledge of marketing and selling new build properties whether it be self build homes or developments of all sizes. Dani and the Denise White team can help bring your dreams to life in your very own 'Show Home'. Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advise.

### House to Sell?

Please get in touch and we can talk you through the options available to you when wanting to sell to buy a new build property.

## Thinking of Renting?

If you are thinking of renting a home out then please do get in touch and we can discuss the current rental market with you, the rent you could achieve and the services we offer in our rental department.

### We Won!

Denise White Bespoke Estate Agents has been honored with the esteemed Gold Award 2024 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

As part of the assessment, the British Property Awards mystery shopped 90% of estate agents nationwide, evaluating their telephone etiquette, responsiveness to emails, promptness in returning missed calls, and, crucially, their expertise in the local marketing area.

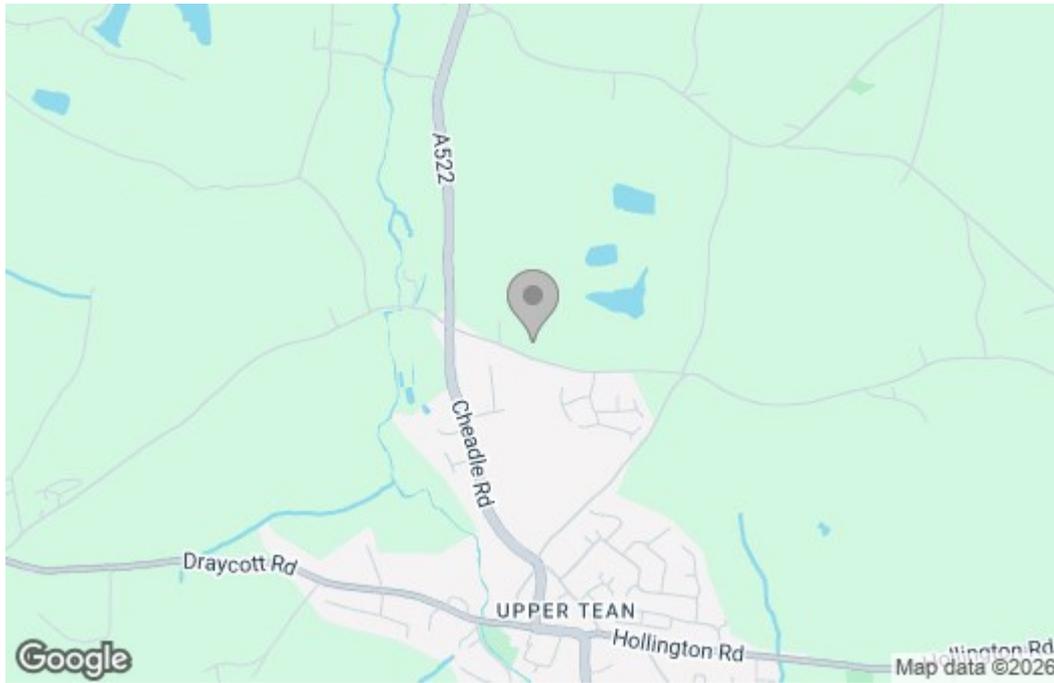
The Gold Award is a testament to the estate agents who consistently go above and beyond, delivering exceptional levels of customer service, focusing on their commitment and excellence within the local community.

# Floor Plan

**Beeston** 4 bedrooms



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.