







**\*\* DETACHED BUNGALOW \*\* NO CHAIN  
\*\* CORNER PLOT \*\* GARAGE \*\* \*\*OIL  
CENTRAL HEATING\*\***

An internal viewing of this charming detached bungalow is highly recommended to fully appreciate the generous plot size, room dimensions and well-maintained gardens.

Ideally located between the towns of Uttoxeter and Cheadle, both offering a wide range of facilities, the property also enjoys close proximity to the popular village of Tean and its amenities. The hamlet itself features an active village hall, a primary school, and a local pub.



### Porch

With a double glazed UPVC front entry door leading into with 2x UPVC double glazed windows to front and side elevations, tiled floor throughout and spotlighting to ceiling, internal timber door leads to:

### Hallway

With two central heating radiators, smoke alarm, access into loft space via loft hatch, alarm system unit, airing cupboard housing the hot water tank with eye-level shelving, internal doors lead to:

### Lounge

With 2x UPVC double glazed windows to both front and side elevations, two central heating radiators, the focal point of the room being the electric fireplace with tiled hearth and TV aerial point.

### Kitchen/Diner

With a UPVC double glazed window to the front elevation, tiled flooring throughout, the refitted kitchen features a range of matching base and eye level storage cupboard and drawers with granite effect roll top preparation work surfaces. Integrated appliances include one and a half stainless steel sink and drainer with mixer tap, four ring electric hob with built in extractor, oven, grill, fridge, freezer, central heating radiator, internal door leads to:

### Bedroom One

With a UPVC double glazed window to the rear elevation, a range of built-in fitted wardrobes and dressing table comprising of hanging rails and shelving, central heating radiator and telephone point.



### Bedroom Two

With a UPVC double glazed window to the rear elevation and central heating radiator.

### Bedroom Three

With a UPVC double glazed window to the rear elevation and central heating radiator.









### Bathroom

With a UPVC double glazed frosted glass window to the side elevation, featuring a four piece bathroom suite comprising of low level WC, wash hand basin, bathroom unit, shower unit with shower seat and electric shower over with complementary tiling to both floor and wall coverings, central heating radiator, extractor fan and spot lighting to ceiling.

### Garage

With an electric roller door to the front , EV Charging point and UPVC double glazed door to the rear elevation.













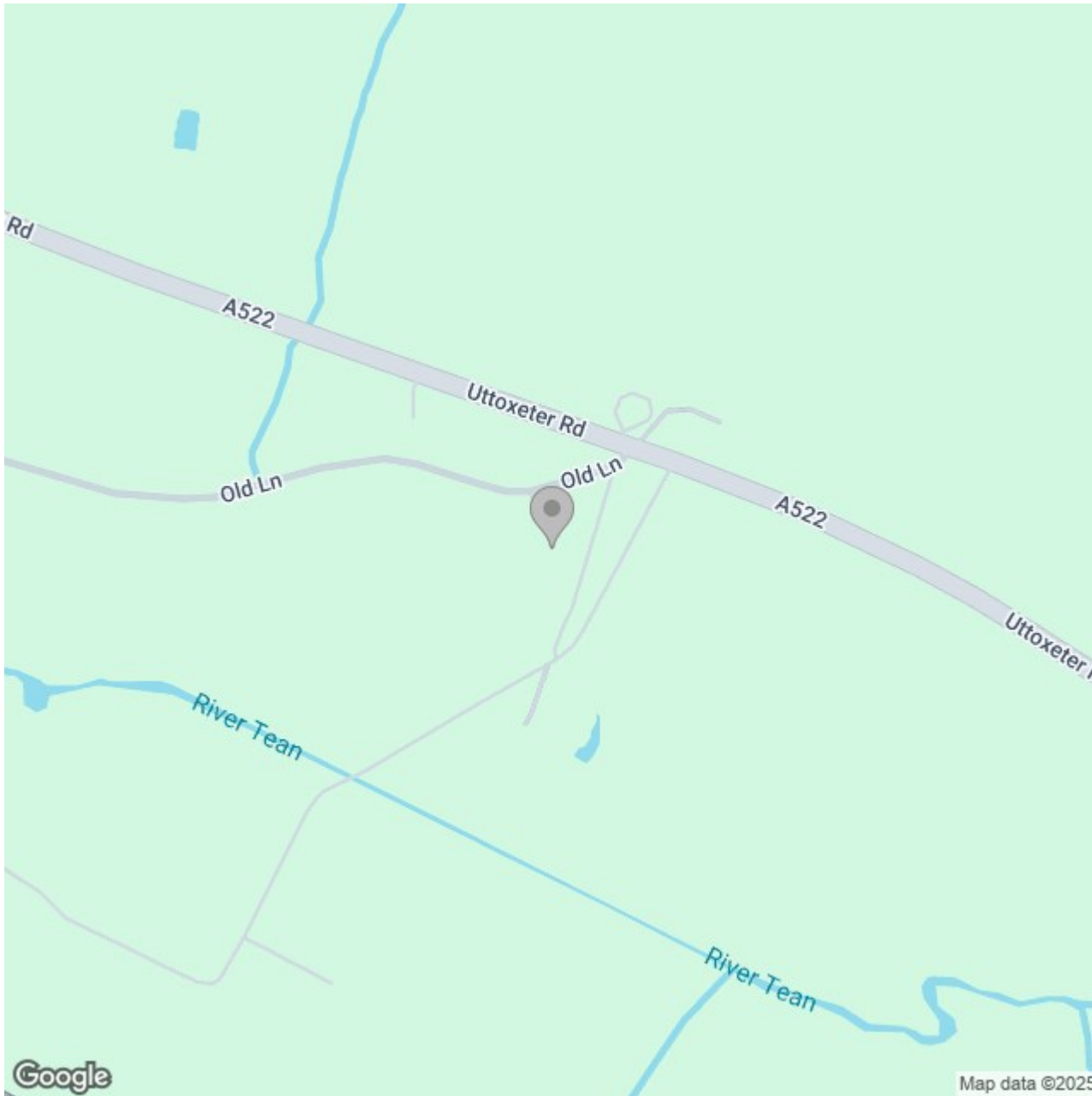
**Approximate total area<sup>(1)</sup>**  
118.89 m<sup>2</sup>  
1279.72 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.





## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>79</b>
(69-80) <b>C</b>	<b>61</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	