

## Plot 28 Tenford Lane

Tean, Tean, ST10 4EN

Escape to the base of the Peak District and experience the perfect residential retreat at Upper Tean. This beautiful four-bedroom two-story detached home, located in North Staffordshire, boasts stunning high-quality features and fittings as standard. Make your dream of living at Upper Tean a reality and enjoy the blissful living experience it offers.

£445,000

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- The dedicated study provides a quiet haven for focused work, creative endeavours or peaceful reading
- High - quality fixtures and finishes like quartz worktops and oak doors throughout create an atmosphere of effortless sophistication
- A range of integrated AEG appliances, a wireless intruder alarm and other electrical accessories ensure The Warwick features a surplus of modern conveniences
- The light - filled open - plan kitchen and dining area seamlessly connect your family, providing a real heart to the home.
- Turfed and rear fenced gardens, plus an external electrical socket and bib tap, allow residents to enjoy the great outdoors to the fullest.
- Environmentally - friendly air source heat pumps and underfloor heating provide comfortable temperatures and lower energy bills all year round
- Unwind and reconnect in the generously proportioned living area, a true haven for relaxation and quality family time
- Fitted wardrobes to all bedrooms provide stylish storage solutions
- An energy efficient B rating and 10 Year ICW warranty deliver peace of mind.

The Warwick

Incentive to Buy

Location

Why Choose Markden Homes?

Floorplan Overview - Ground Floor:

Floorplan Overview - First Floor:



Directions



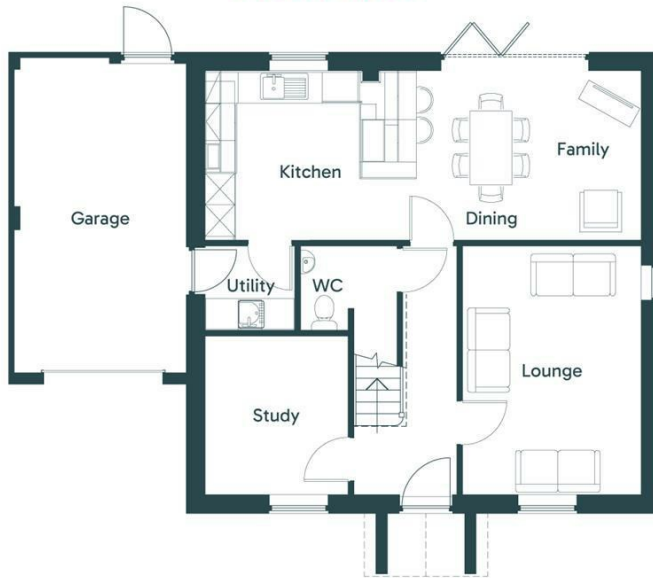


Warwick

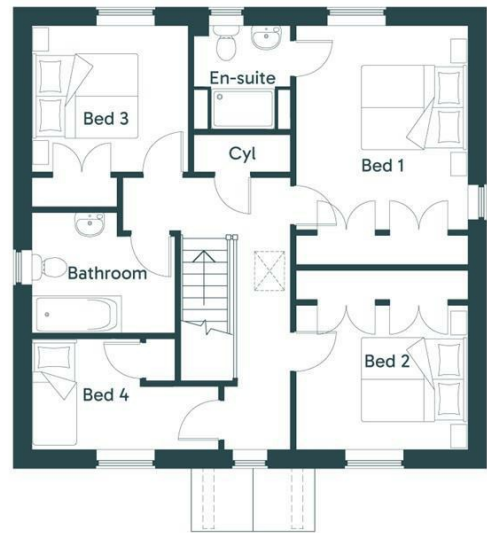
4 bedrooms



Ground Floor



First Floor



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.

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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		56	
(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	