





Abode are delighted to offer for sale this spacious and well-presented three-bedroom semi-detached home, benefiting from ample off-road parking, a garage, and a generous enclosed rear garden- ideal for families and outdoor entertaining. The home also boasts double glazing, gas central heating and solar panels.

The property enjoys far-reaching views to both the front and rear over the surrounding countryside, creating a wonderful sense of space and tranquillity.

Ideally situated in the popular village of Tean, the home offers convenient access to beautiful countryside walks, as well as a range of local amenities and well-regarded primary schools. The nearby towns of Cheadle and Uttoxeter are just a short drive away, with the A50 also easily accessible, providing excellent commuter links.

In brief, the accommodation comprises;- an entrance porch, living room, dining room, garden room, and kitchen to the ground floor. To the first floor are three well-proportioned bedrooms and a family bathroom.

Early viewing is highly recommended to fully appreciate the space, setting, and views on offer.



### Entrance Porch

UPVC double glazed window to the front elevation and door leading in from the front, storage cupboard, door leading into:-

### Living Room

UPVC double glazed window to the front elevation, central heating radiator, stairs leading to the first floor with understairs storage cupboard, feature multi fuel burner, open to:-

### Dining Room

Central heating radiator, UPVC double glazed sliding patio doors leading into:-

### Garden Room

UPVC double glazed windows to the side and rear elevations, patio doors leading out into the garden, central heating radiator.

### Kitchen

Base and eye level units with complimentary worktops, one and a half bowl stainless steel with draining board, space and plumbing for a washing machine, dishwasher, tumble dryer, fridge freezer and cooker with extractor hood above. Tiled flooring and back splash, two UPVC double glazed windows to the rear elevation.

### Rear Hallway

UPVC double glazed door leading out into the garden, access to the:-

### Garage

Double doors to the front elevation, power and lighting, central heating radiator.



### Landing

Loft access, UPVC double glazed window to the side elevation.

### Bedroom

UPVC double glazed window to the front elevation, central heating radiator.

### Bedroom

UPVC double glazed window to the rear elevation, central heating radiator and storage cupboard.







### Bedroom

UPVC double glazed window to the front elevation, central heating radiator.

### Bathroom

White suite comprising;- WC, wash hand basin with storage cupboard below and bath with glass screen and shower over. Tiled walls, double glazed window to the rear elevation and towel radiator.

### Outside

To the front the driveway provides ample off road parking for numerous vehicles, allowing access to the garage. To the rear the garden is enclosed and comprises lawn and patio, with garden sheds and log store.



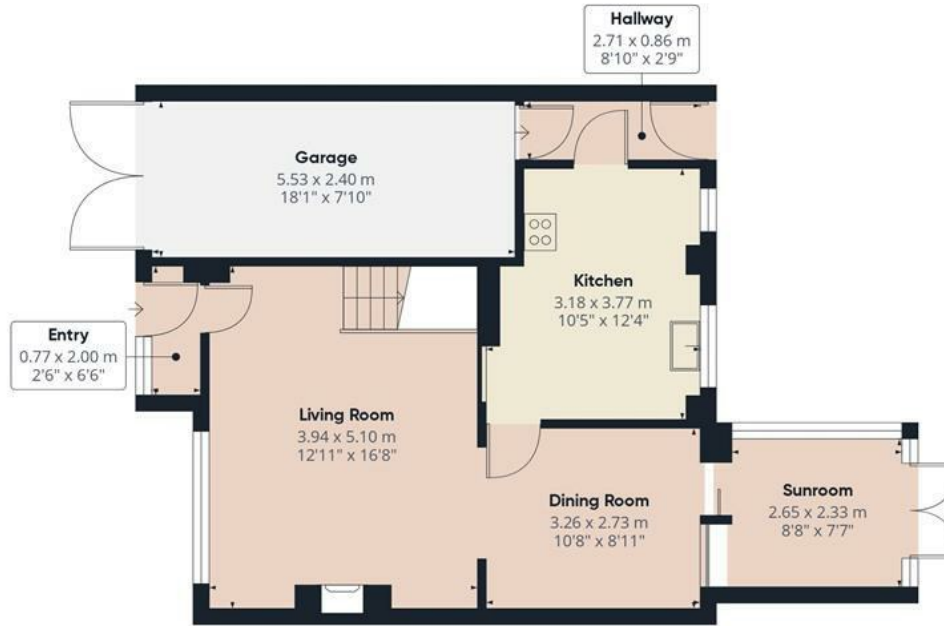




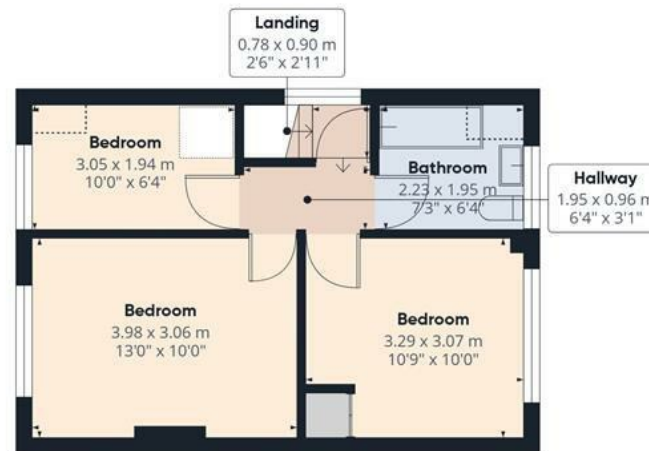








Floor 0



Floor 1



**Approximate total area<sup>m</sup>**

98.7 m<sup>2</sup>

1061 ft<sup>2</sup>

**Reduced headroom**

0.7 m<sup>2</sup>

7 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

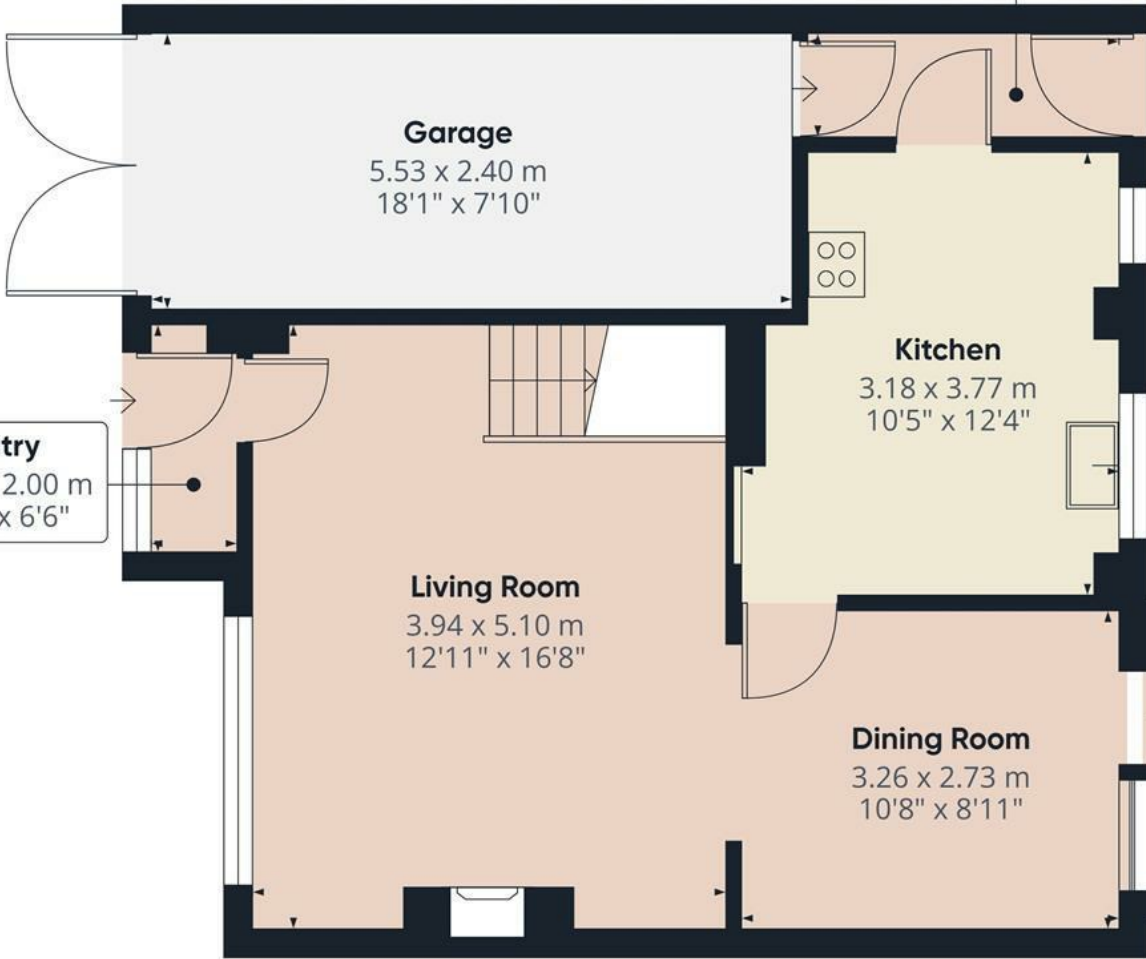
----- Below 1.5 m/5 ft

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

**GIRAFFE360**



**Hallway**  
2.71 x 0.86 m  
8'10" x 2'9"



**Garage**  
5.53 x 2.40 m  
18'1" x 7'10"

**Entry**  
0.77 x 2.00 m  
2'6" x 6'6"

**Living Room**  
3.94 x 5.10 m  
12'11" x 16'8"

**Kitchen**  
3.18 x 3.77 m  
10'5" x 12'4"

**Dining Room**  
3.26 x 2.73 m  
10'8" x 8'11"

**Sunroom**  
2.65 x 2.33 m  
8'8" x 7'7"

**Approximate total area<sup>(1)</sup>**  
64.4 m<sup>2</sup>  
693 ft<sup>2</sup>

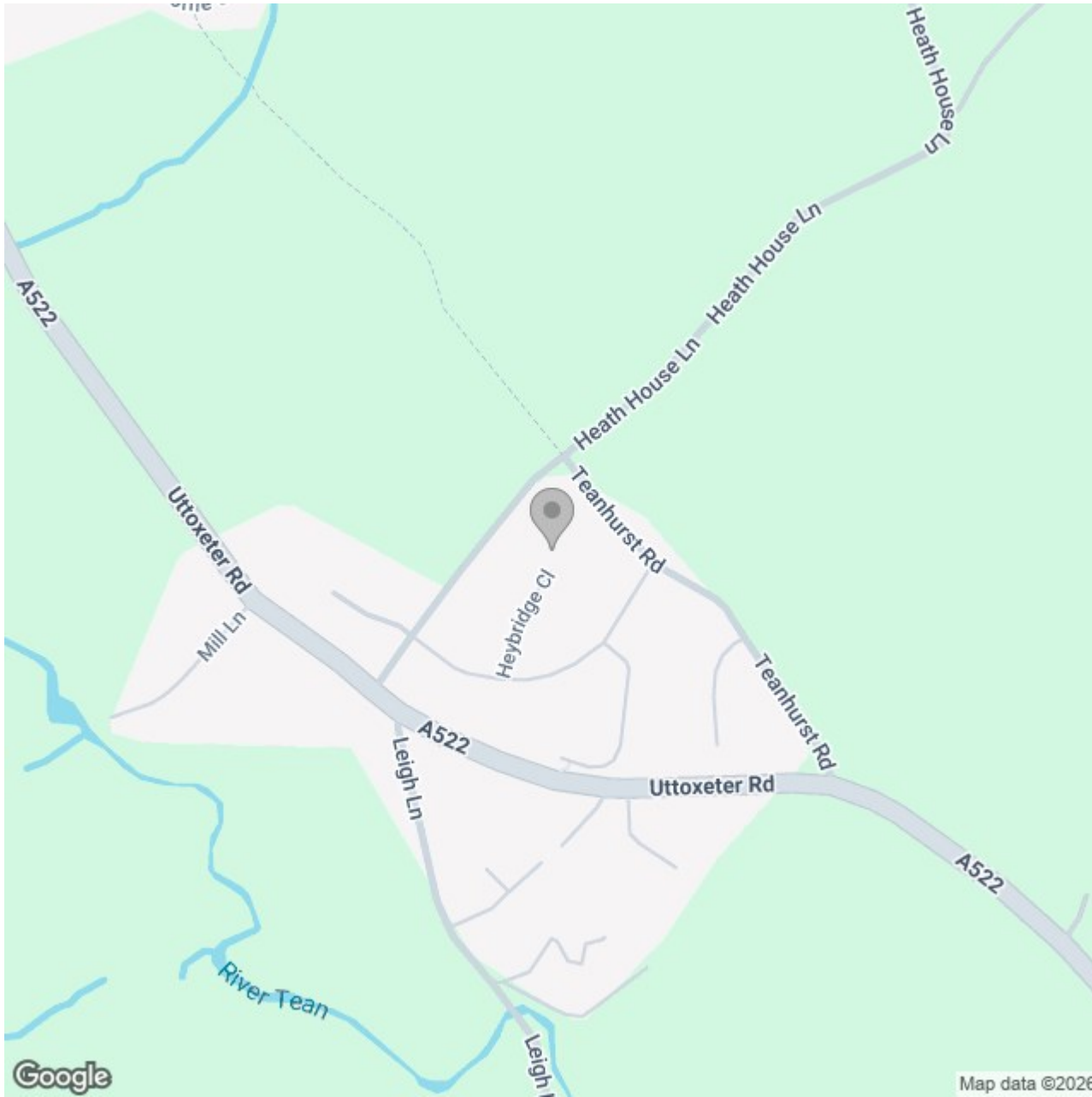
(1) Excluding balconies and terraces

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Floor 0

GIRAFFE360



## 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	