







Beautifully presented throughout, this modern family home offers spacious and well-designed accommodation, a generous rear garden and off-road parking for two vehicles, making it an ideal choice for first-time buyers, growing families or those looking to downsize without compromising on space.

Situated within the highly sought-after village of Tean, the property enjoys a convenient location within walking distance of well-regarded primary schools, a range of local shops, cafés and everyday amenities. Surrounded by beautiful Staffordshire countryside, residents can also enjoy an abundance of scenic walks and outdoor pursuits, while the nearby market towns of Cheadle and Uttoxeter provide a wider selection of shopping, leisure and dining facilities. Excellent transport links, including easy access to the A50, make this an ideal location for commuters travelling to Stoke-on-Trent, Derby and beyond.

Finished to a high standard throughout, the property offers bright, practical living spaces perfectly suited to modern family life. The accommodation briefly comprises:- an entrance hallway, a spacious living room, kitchen/dining room and a guest WC to the ground floor. To the first floor are three well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room, together with a contemporary family bathroom.

Outside, the generous enclosed rear garden provides a fantastic space for both relaxing and entertaining, with ample room for children to play, summer barbecues and outdoor dining. Combined with the property's excellent location and stylish presentation, this is a home ready to move straight into.

Early viewing is highly recommended to fully appreciate everything this fantastic home has to offer.



**ABODE**  
SALES & LETTINGS



### Entrance Hallway

Composite entrance door to the front elevation, staircase rising to the first floor and tiled flooring.

### Living Room

Wooden double glazed windows to the front and rear elevations and central heating radiator.

### Kitchen Diner

Fitted with a range of modern base and eye-level units with complementary work surfaces incorporating an inset stainless steel sink with drainer. Integrated electric oven, gas hob with extractor hood over, dishwasher, washing machine and fridge freezer. Space and plumbing for a tumble dryer, built-in wine rack, tiled splashback and tiled flooring. Spot lighting, central heating radiator, wooden double glazed windows to the front and rear elevations, ample space for a dining table and chairs, and composite door leading out to the rear garden.

### WC

WC and wash hand basin with tiled splashback. Central heating radiator and wooden double glazed window to the rear elevation.

### Landing

Wooden double glazed window to the rear elevation, loft access and central heating radiator.

### Master Bedroom

Wooden double glazed window to the front elevation and central heating radiator.



### Ensuite

Three-piece suite comprising WC, wash hand basin and corner shower cubicle with tiled walls. Tiled splashback to the wash hand basin, eye-level mirrored medicine cabinet, central heating radiator and wooden double glazed window to the rear elevation.

### Bedroom Two

Wooden double glazed window to the rear elevation and central heating radiator.







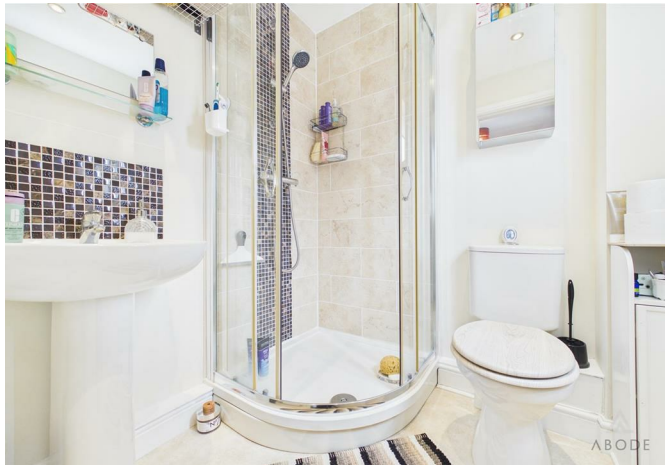


### Bedroom Three

Wooden double glazed window to the front elevation and central heating radiator.

### Bathroom

Three-piece suite comprising WC, wash hand basin and bath with shower over and glass shower screen. Partially tiled walls, tiled splashback to the wash hand basin, wooden double glazed window to the front elevation, eye-level mirrored medicine cabinet and central heating radiator.



### Outside

The generous rear garden is predominantly laid to lawn and has been thoughtfully designed to create an ideal space for both relaxing and entertaining. A block-paved patio provides the perfect setting for outdoor dining and social gatherings, whilst mature planted borders add colour and character. A charming pergola creates an inviting seating area, complemented by a useful garden shed for additional storage. The garden also benefits from gated side access to the driveway, along with a separate gate providing convenient access to the front of the property. The driveway provides off road parking for two vehicles.

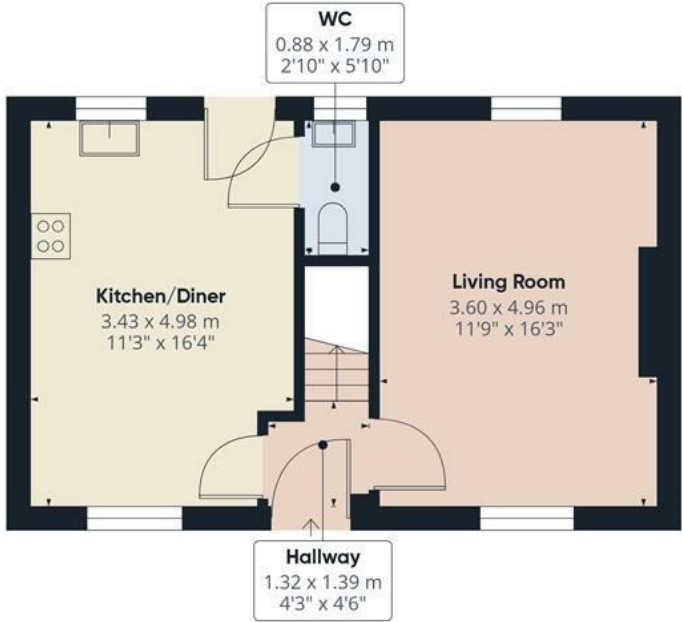






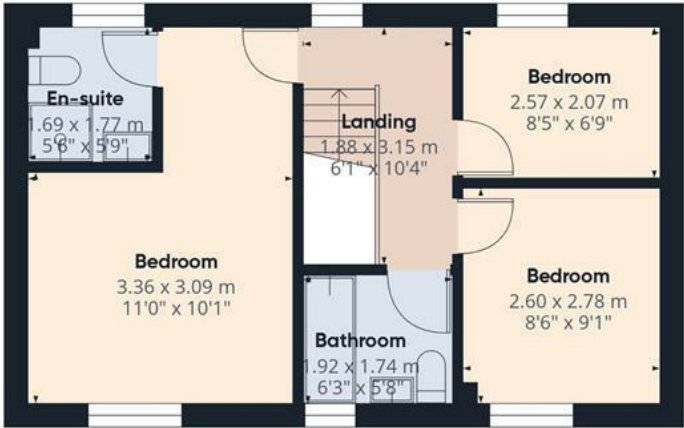






Floor 0

Approximate total area<sup>(1)</sup>  
75.4 m<sup>2</sup>  
812 ft<sup>2</sup>



Floor 1

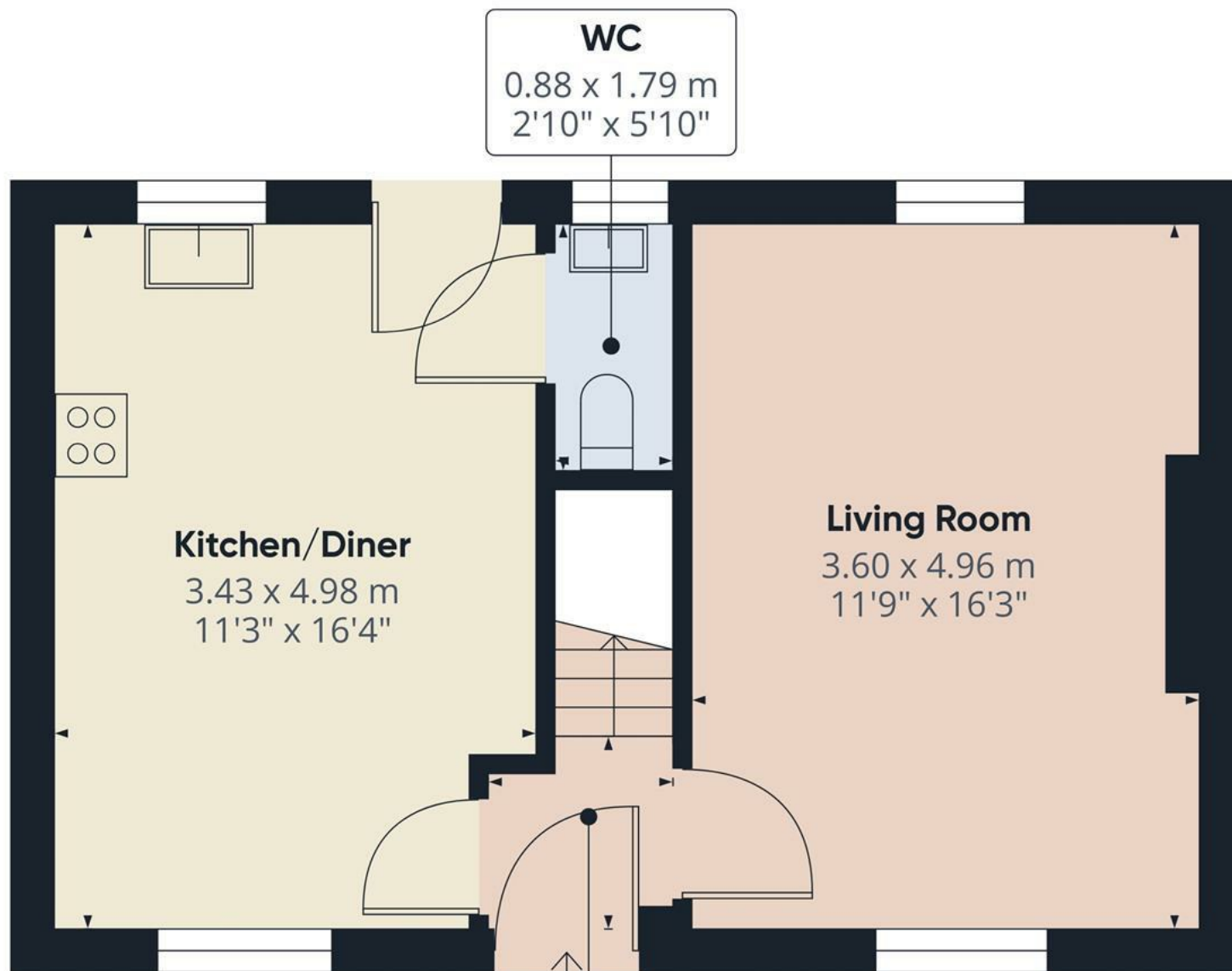
(1) Excluding balconies and terraces

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

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Floor 0

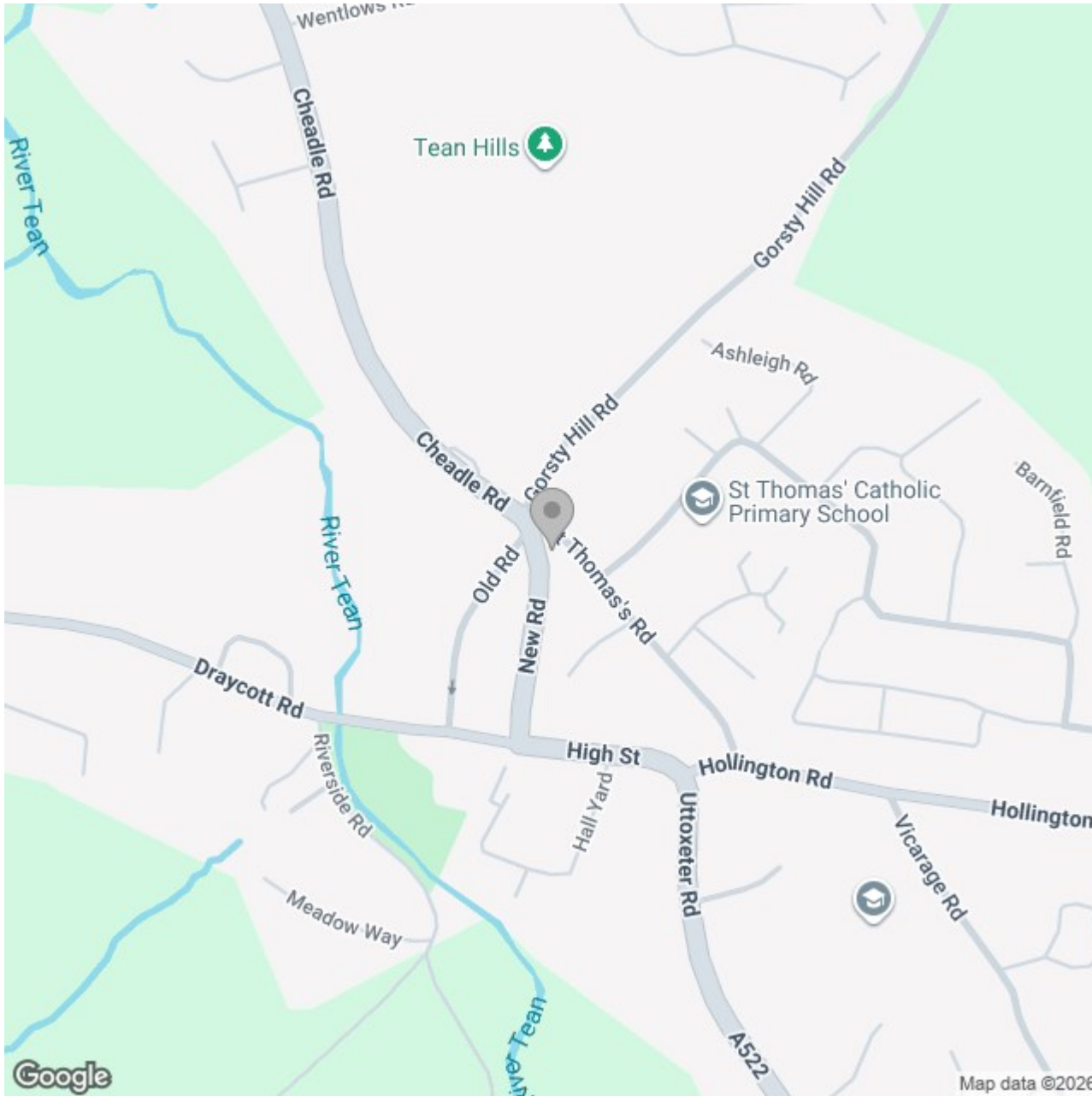
Approximate total area<sup>(1)</sup>  
39.3 m<sup>2</sup>  
423 ft<sup>2</sup>

(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.

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## Energy Efficiency Rating

|                                             | Current                                                                                                       | Potential |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                               |           |
| (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>                             |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |