



Mill Place Breach Lane

Upper Tean, Stoke-On-Trent, ST10 4EW

****SOLAR PANELS AND EV CHARGER INCLUDED****

With stylish living spread over three well-planned floors, the Selsset three-bedroom home takes modern family living up a level.

With three bedrooms and three floors, this home has space for everyone. Downstairs is all about family living. The contemporary kitchen/diner is a fantastic space that's perfect for catching up. At the rear of the home, the light and airy living room, with French doors onto the garden, provides a welcome and relaxing haven.

The first floor has a single and a double bedroom, plus a stylish family bathroom. The top floor is dedicated to a stunning master bedroom with dormer windows, en suite and an additional storage area.

£304,950

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- Ideal for growing families
- Spacious, well-equipped kitchen/diner
- Built-in storage
- 2.5 storey semi-detached home
- Handy downstairs WC
- Make your home your own with Keepmoat Options
- 1,094 sq. ft. of living space
- Top floor bedroom suite with en suite
- Images are for illustrative purposes only and may include upgrades and extras. Materials, landscaping and parking positions may vary, please call us for more information.

Key Features



Directions



- The Lovennam
2 bedroom home
- The Darracott
2 bedroom home
- The Waldon
2 bedroom home
- The Sebet
3 bedroom home
- The Holgate
3 bedroom home
- The Eldwick
3 bedroom home
- The Farley
3 bedroom home
- The Walshaw
4 bedroom home
- The Oldbury
4 bedroom home
- ⓧ Vehicle Charging Point
- ▶ Sales Centre
Plot 29 & 40 garages
- ▶ Showhomes
Plots 38 & 40



Floor Plan

MILL PLACE

▶ **THE SELSET**
3 bedroom home



GROUND FLOOR

Kitchen/ Dining	3476 x 3750	11'5" x 12'4"
Lounge	4424 x 3038	14'6" x 10'0"
WC	1800 x 1450	5'11" x 4'9"

FIRST FLOOR

Bedroom 2	4424 x 2763	14'6" x 9'1"
Bedroom 3	2308 x 3326	7'7" x 10'11"
Lobby	2023 x 1900	6'8" x 6'3"
Bathroom	2290 x 2150	7'6" x 7'1"

SECOND FLOOR

Bedroom 1	4424 x 3552	14'6" x 11'8"
En-suite	2406 x 1818	7'11" x 6'0"

▶ Longest measurement taken

PLEASE NOTE:

For illustration purposes only. All dimensions are + or - 50mm and these measurements should not be used for the purchase of carpets or furniture. Solar panel locations are plot specific, please see our Sales Executive for full specification and plot details at this development.

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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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	