









# 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 Selset 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.



# Mill Place Breach Lane Upper Tean, Stoke-On-Trent, ST10 4EW











- · 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** 















# 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 v 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"

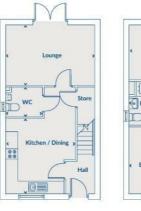
> Longest measurement taken

## PLEASE NOTE:

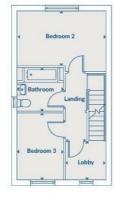
For illustration purposes only. All dimensions are + or - 50mm and these measurements should not be used for the purchase of carpets or furniture. Solar panel locations are plot specific, please see our Sales Executive for full specification and plot details at this development.

Keepmoat is the trading name of Keepmoat Homes Limited





GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

NEW HOMES QUALITY CODE

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Very energy efficient - lower running costs

(92 plus) A

(61-91) 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 200/2/91/EC

1 Cross Street, Cheadle, Cheadle, ST10 1NP

Tel: 01538 750081 Email: ashbourne@abodemidlands.co.uk https://www.abodemidlands.co.uk