







\*\*\*\* LANDSCAPED LARGE GARDEN  
\*\*\*\* EXTENDED 5 BEDROOM  
PROPERTY \*\*\*\* RE-FITTED  
KITCHEN \*\*\*\* This is a great  
opportunity to purchase a  
beautifully presented family home  
in the highly regarded village of  
Tean. The property offers a  
hallway, lounge with a feature log  
burner, separate dining room,  
extended newly fitted kitchen.  
Three bedrooms and a family  
bathroom on the first floor and  
two further bedrooms on the  
second floor. Ample parking to the  
front and side. Large rear garden  
with patio, and extensive gardens  
with timber workshop. VEWING  
HIGHLY RECOMMENDED



 **ABODE**  
SALES & LETTINGS



## HALLWAY

Storm porch with entrance door into the hall, stairs to the first floor, radiator, under stairs storage cupboard and doors to -

## LOUNGE

12'2" x 11'7"

Upvc double glazed bay window to the front, radiator and feature log burner set within the chimney and wood mantle.

## DINING ROOM

13'7" x 12'3"

Upvc double glazed patio doors to the rear garden and a radiator.

## FITTED KITCHEN

17'9" x 8'11"

Newly fitted wall mounted base and drawer units with solid wood work surfaces, ceramic sink and drainer unit. Cooker, integrated dishwasher, spaces for a fridge freezer, tumble dryer and washing machine space. Two upvc double glazed windows and a door to the garden.

## FIRST FLOOR LANDING

Door to the stairs up to the second floor and upvc double glazed window to the side.

## BEDROOM

12'8" x 11'2"

Upvc double glazed window and radiator.



## BEDROOM

12'1" x 9'8"

Upvc double glazed window, storage cupboard and radiator

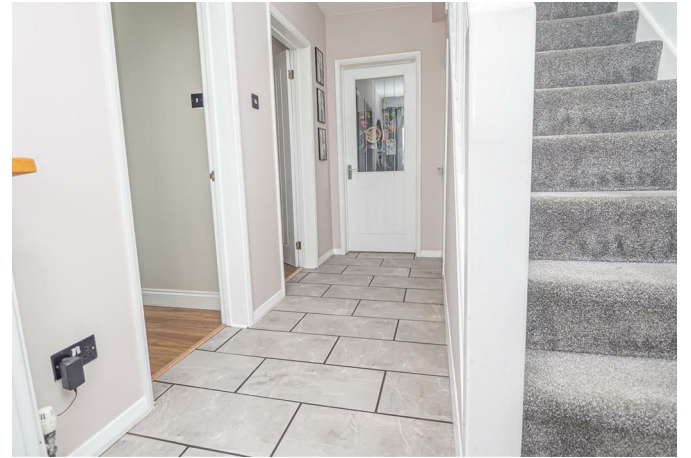
## BEDROOM

9'2" x 8'1"

Upvc double glazed window, storage cupboard and radiator.











## BATHROOM

6'9" x 6'0"

Panel enclosed bath with a shower over, low flush wc, wash hand basin, radiator, upvc double glazed window and storage cupboard.

## SECOND FLOOR

### BEDROOM

13'9" x 8'2"

Storage cupboard and window.

### BEDROOM

13'9" x 6'9"

Windows and storage cupboards.

## OUTSIDE

Ample parking to the front and side. The rear garden is much wider offering extensive lawn, paved patio and a timber workshop.

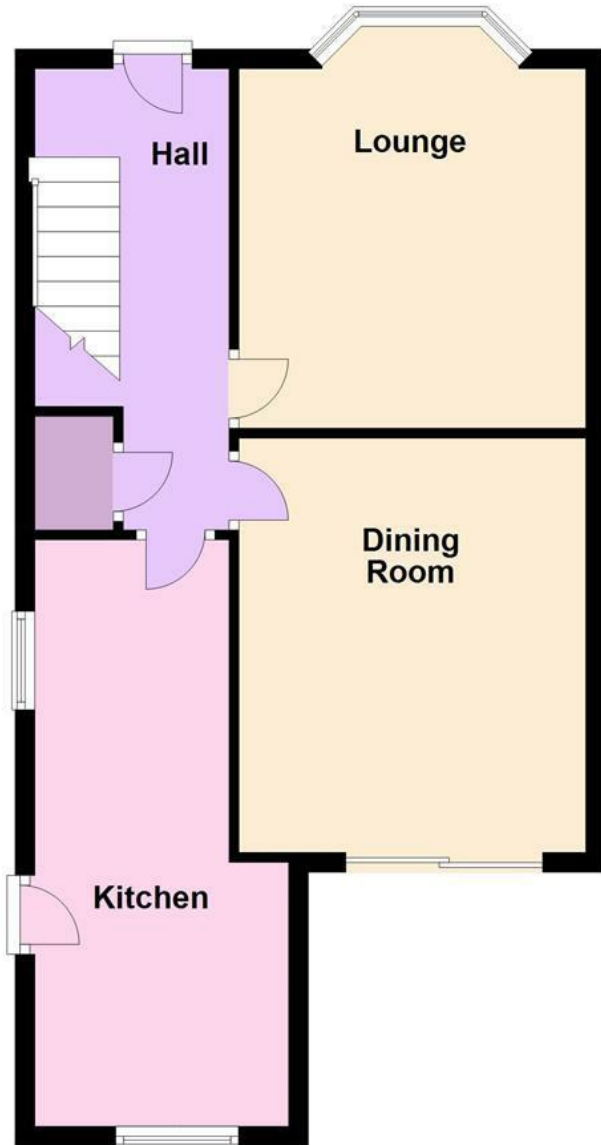




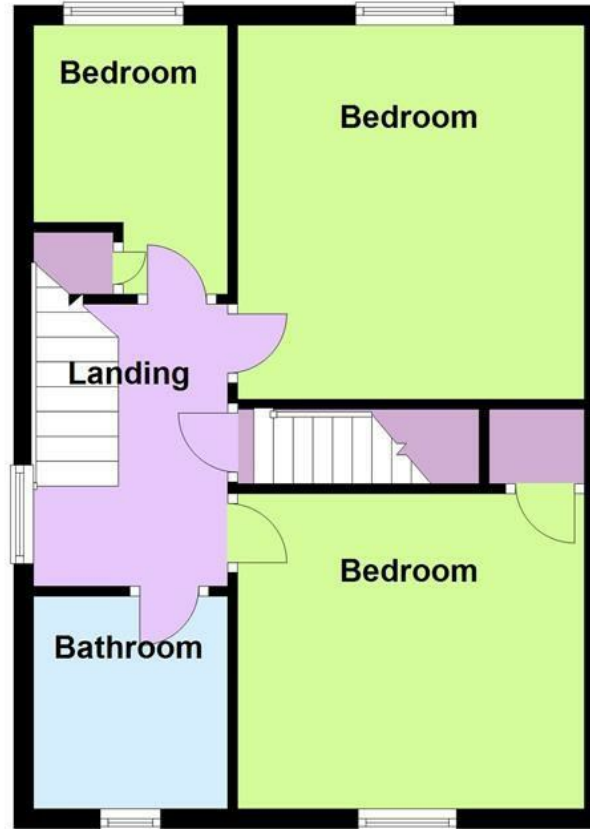




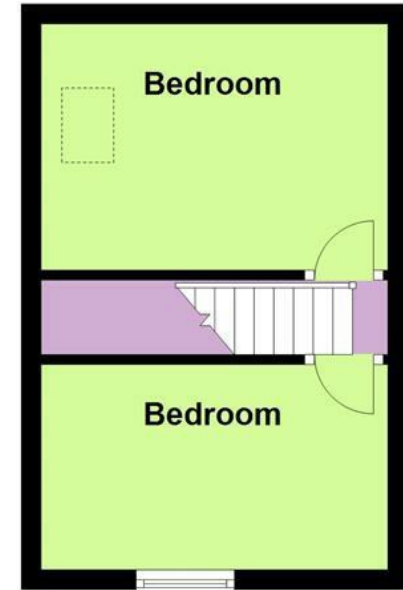
### Ground Floor



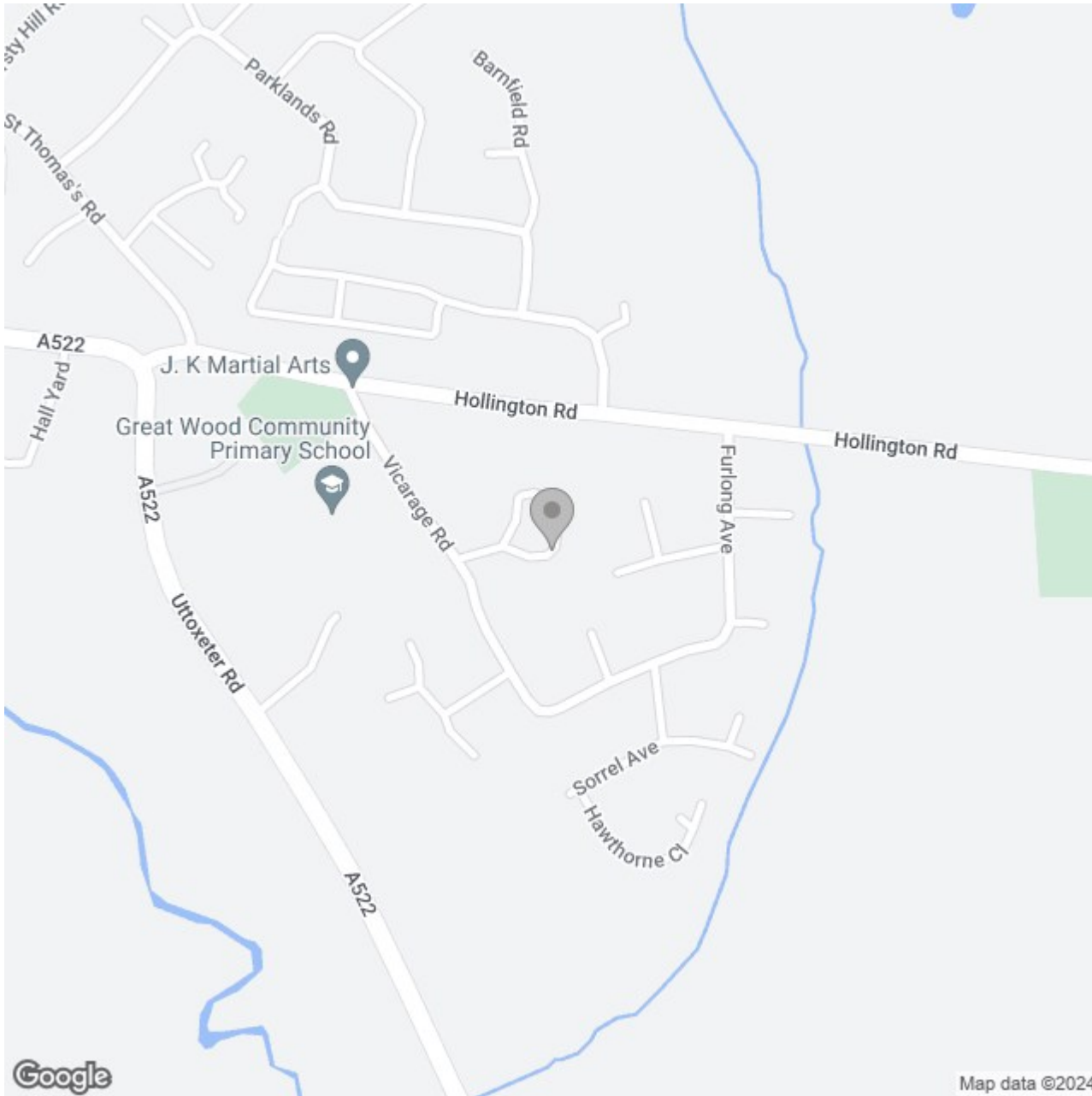
### First Floor



### Second Floor







### Energy Efficiency Rating

|   | Current                    | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | 80        |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            | 37                         |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |