







Embrace modern living in the heart of Tean with this charming three-story, four-bedroom semi-detached home. Perfectly situated in a sought-after village, this property offers a fantastic balance of space, style, and convenience, making it an ideal choice for growing families. With stunning views of open countryside and the peaceful River Tean nearby, this home promises a serene and tranquil setting.

Designed for contemporary family life, this property spans three floors, providing ample room to live, work, and entertain. The spacious layout offers plenty of flexibility, while the location ensures easy access to local amenities and scenic outdoor spaces.



  
**ABODE**  
SALES & LETTINGS



Upon entering, you're welcomed into a stylish hallway, featuring a guest cloakroom and a practical storage cupboard. The generous lounge is bathed in natural light and boasts a beautiful fireplace, creating the perfect place to unwind. The adjacent dining area is an ideal setting for family meals, offering a seamless transition into the newly updated kitchen. With sleek grey shaker units, integrated appliances, and modern finishes, the kitchen is both functional and elegant.

The first floor houses three well-proportioned bedrooms, along with a flexible study/nursery room, while the family bathroom serves the upper floor. On the top floor, the master suite offers a luxurious retreat, featuring a spacious bedroom, dedicated dressing area, built-in wardrobes, and an indulgent en-suite bathroom.

The property also benefits from private parking—a rare and valuable feature in this area. The enclosed garden is perfect for enjoying outdoor activities, with ample space for children to play or for summer gatherings. The location couldn't be more convenient, with the tranquil village setting complemented by excellent transport links, nearby schools, and a variety of shops and walking trails.

### Entrance Hallway

A welcoming entrance hall with stylish laminate flooring, a practical storage cupboard, and access to the rest of the home.

### WC

Fitted with a modern low-flush WC and a wash hand basin set within a vanity unit for convenience.



### Living Room

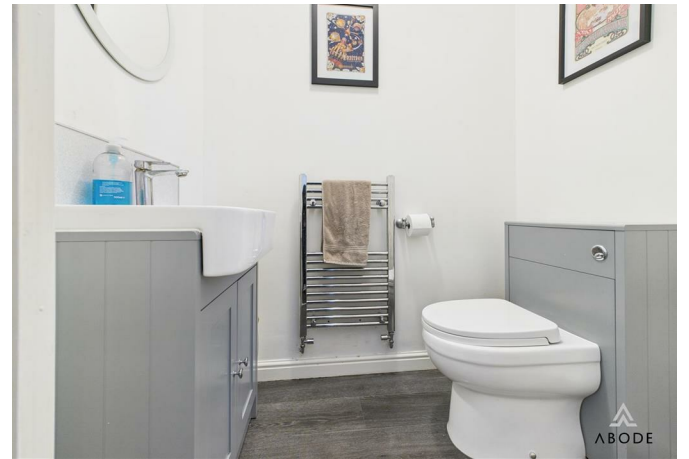
A spacious room with front-facing windows offering delightful views over the countryside. The room features an elegant fireplace with surround, adding both charm and warmth.

### Dining Room

A versatile space, ideal for family meals or entertaining, with patio doors leading to the rear garden for an indoor-outdoor living experience.











## Kitchen

A beautifully updated kitchen with grey shaker units, black handles, and concrete-effect countertops. Integrated appliances include a double oven, induction hob, microwave, extractor, dishwasher, washing machine, tumble dryer and fridge-freezer, while a wine rack and utility features add convenience.

## Bedroom

A comfortable double room with ample natural light from a large window and a radiator for warmth.

## Bedroom

This room features a rear-facing window for natural light and a radiator for warmth.

## Bedroom

A second double bedroom with views over the garden, complete with a radiator for added comfort.

## Study/ Nursery

A flexible space ideal for use as a home office, study, or nursery.

## Bathroom

A modern family bathroom featuring a panel bath with shower spray, a sleek wash hand basin in a vanity unit, and a low-flush WC. Chrome towel radiator and laminate flooring enhance both style and function.

## Master Bedroom

A spacious master suite with beautiful views, a built-in cupboard, and an additional rear window that floods the room with natural light. A dressing area leads directly to the en-suite, offering both privacy and luxury.

## Ensuite

This en-suite features a double shower cubicle, a bath with overhead shower spray, a sleek wash hand basin, and a low-flush WC. Fitted storage and a privacy window add convenience and light.

## Outside

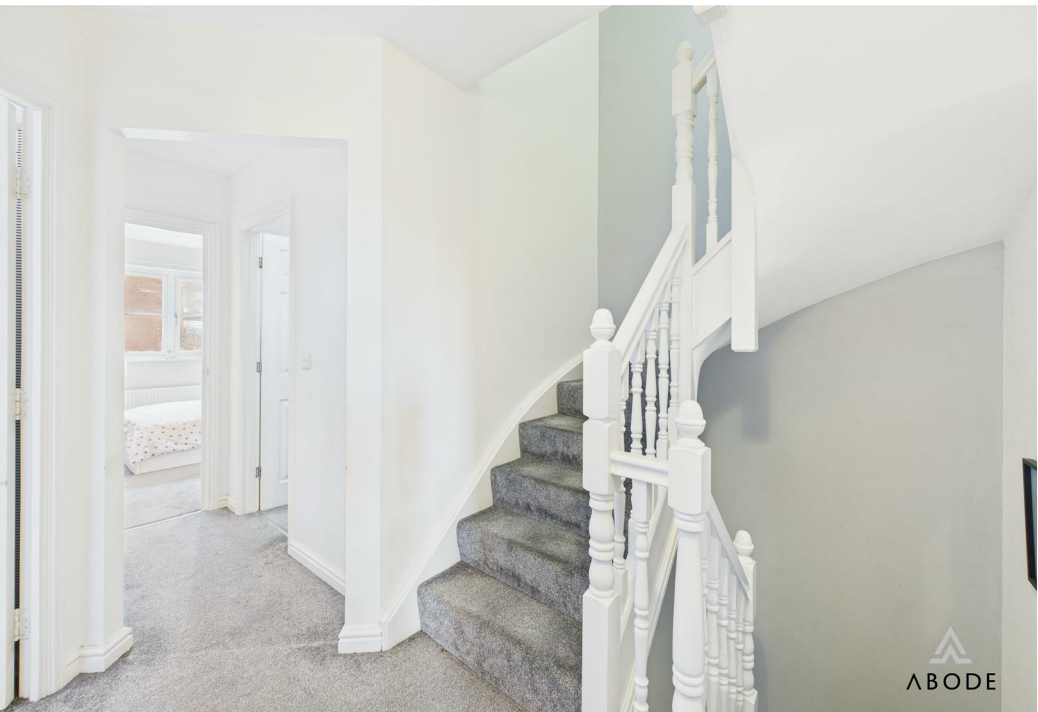
The property offers stunning views over the surrounding countryside and river. The rear garden is fully enclosed with low-maintenance artificial grass, creating a durable and attractive outdoor space. A raised decking area provides an excellent spot for seating and entertaining, while a paved pathway leads to an additional patio at the side. Side gated access allows for easy bin storage and ensures the garden remains neat and tidy.







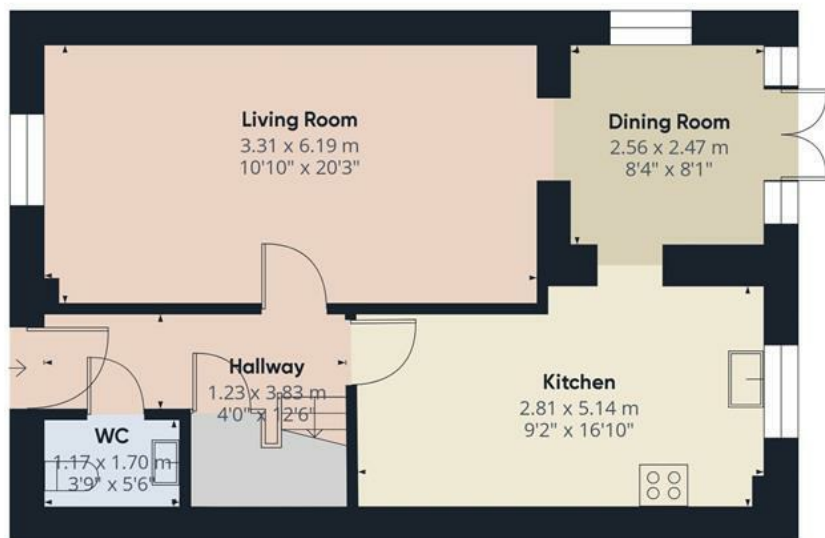




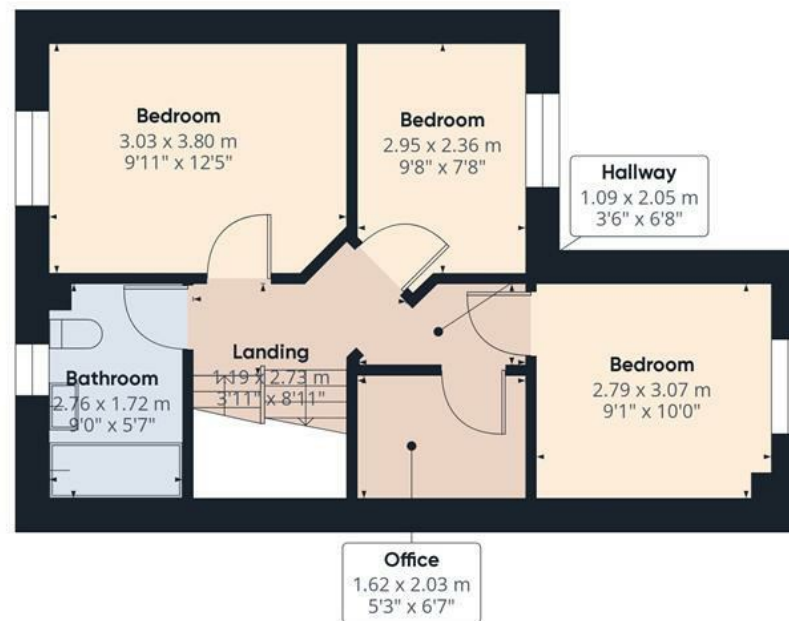








Floor 0



Floor 1



Floor 2



**Approximate total area<sup>(1)</sup>**

130.76 m<sup>2</sup>

1407.5 ft<sup>2</sup>

**Reduced headroom**

0.85 m<sup>2</sup>

9.18 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

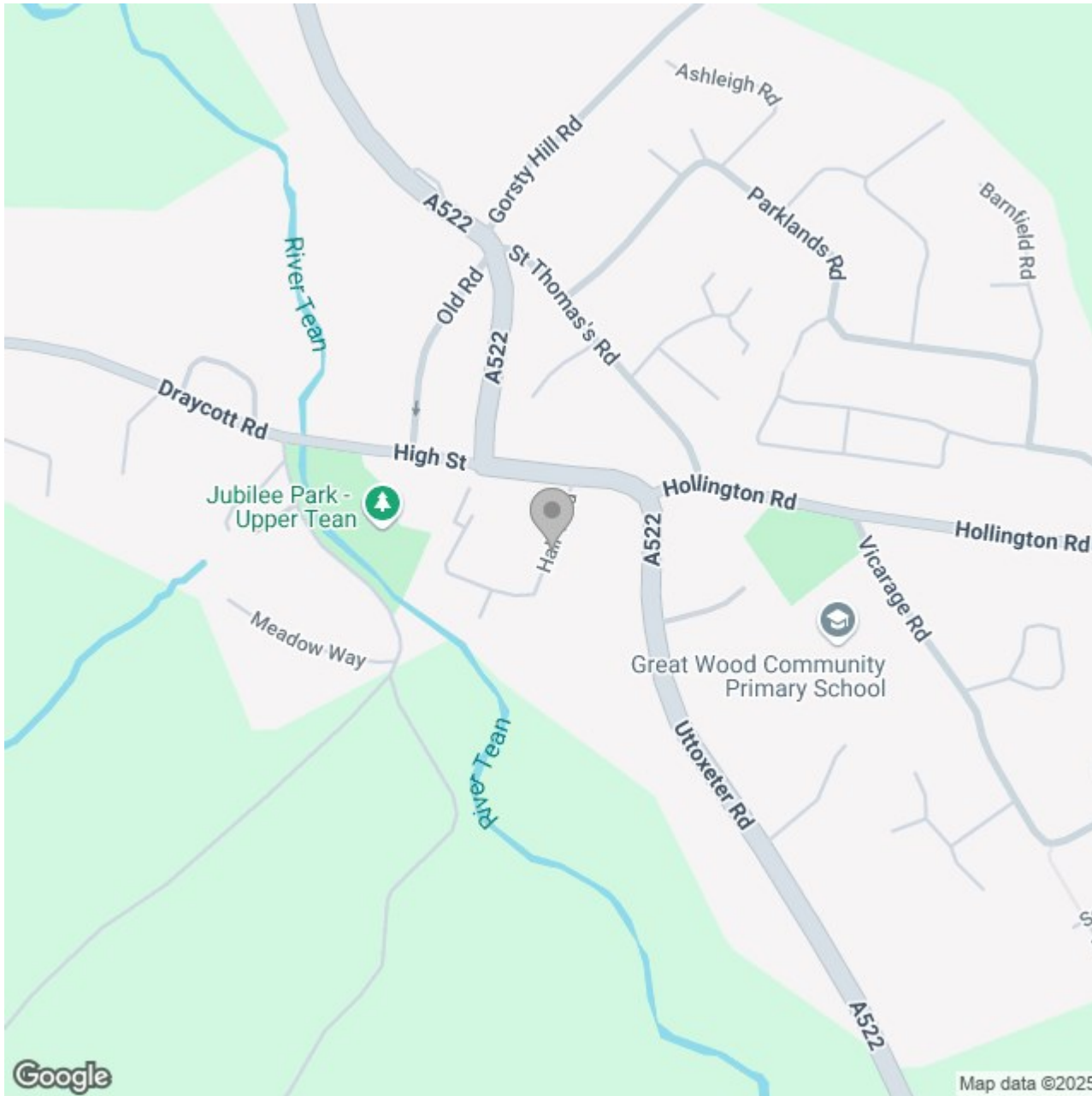
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**





## 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 	