









## 38 Cavendish Road Tean, Tean, ST10 4RH

\*\* SOUTH FACING \*\* FOUR BEDROOMS \*\* DETACHED FAMILY HOME \*\* AMPLE OFF ROAD PARKING AND DETACHED GARAGE \*\*

This family home is ideally situated with gated access from the rear garden into Gorsty Hill fields- perfect for countryside walks! The property boasts ample off road parking, large detached garage and beautifully enclosed rear garden.

In brief, the property comprises entrance hallway, downstairs WC, lounge with double doors leading into the dining room, conservatory, large modern kitchen, utility and family room/ office to the ground floor. To the first floor, there is a master bedroom with ensuite, three further bedrooms and a family bathroom.

The garden has recently been landscaped, providing the perfect entertainment space for family and guests! The main garden is mainly laid to lawn, with patio and gazebo and lower paved area surrounding the property. To the rear of the detached garage there is a further storage room.



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Tean, Tean, ST10 4RH









- DETACHED PROPERTY
- KITCHEN DINER & FAMILY **ROOM**
- AMPLE PARKING
- HALL & CLOAKROOM
- FOUR BEDROOMS
- GARAGE

Bedroom

Bedroom

Bedroom

Garage

Garden

**Family Bathroom** 

- LOUNGE & DINING ROOM
- BATHROOM & EN SUITE
- GARDEN WITH VIEWS

**Entrance Hall** 

WC

Living Room

**Dining Room** 

Conservatory

Kitchen

Family Room/ Study

**Utility Room** 

Landing

Master Bedroom

Ensuite



**Directions** 





















## Floor Plan



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.

(92 plus) A (81.91) B (69.60) C (55.68) D (53.54) E (21.38) F (1.20) G

EU Directive 2002/91/EC

**Energy Efficiency Rating** 

England & Wales