





Abode are delighted to offer for sale this beautifully presented, detached family home, set on a generous plot in a prime position within a sought-after residential estate.

Located in the charming village of Tean, the property enjoys an enviable blend of peaceful countryside living with the convenience of local amenities, including schools, shops, and everyday essentials all within easy reach. Picturesque countryside walks are right on your doorstep, making it an ideal setting for families and outdoor enthusiasts alike.

For those needing to commute, the home is perfectly placed just a short drive from both Uttoxeter and Cheadle, with excellent access to the A50 offering direct links to the wider region.

The home itself offers ample off-road parking and beautifully maintained gardens that surround the property, providing outdoor space to relax, entertain, and enjoy. Inside, you'll find generous living accommodation finished to a high standard, with the added benefit of UPVC double glazing throughout.

In brief, the accommodation comprises: an inviting entrance hallway, guest WC, spacious living room, a versatile study/family room, kitchen, utility room, dining room, and a bright conservatory on the ground floor. Upstairs offers four well-proportioned bedrooms, including a master with ensuite shower room, along with a modern family bathroom.

This is an ideal family home in a fantastic location, and an early viewing is HIGHLY recommended to fully appreciate all it has to offer.



### Entrance Hallway

Composite door leading in from the driveway, stairs leading to the first floor, under stairs storage cupboard, central heating radiator.

### WC

WC, wash hand basin with storage cupboard below, UPVC double glazed window to the front elevation, central heating radiator.

### Family Room/ Study

UPVC double glazed window to the front elevation, central heating radiator, spot lighting, base level units with complimentary worktops, eye level storage cupboard.

### Living Room

UPVC double glazed bay window to the front elevation, central heating radiator, gas feature fireplace with mantle and hearth.

### Kitchen

Modern gloss base and eye level units with complimentary worktops, one and a half bowl stainless steel sink with draining board, space and plumbing for a cooker with extractor hood above. Integral dishwasher, space and plumbing for a fridge freezer, central heating radiator, tiled flooring and partially tiled walls, UPVC double glazed window to the rear elevation.



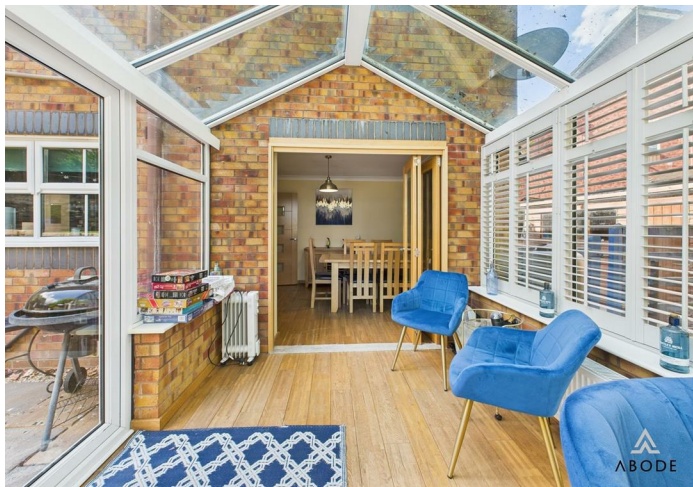
### Utility Room

Modern gloss base and eye level units with complimentary worktops, space and plumbing for a washing machine, stainless steel sink, UPVC double glazed window to the rear elevation, tiled flooring and partially tiled walls, UPVC double glazed door leading out into the garden, central heating radiator.

### Dining Room

Central heating radiator, folding doors leading into the;-







### Conservatory

UPVC double glazed windows surrounding and patio doors leading out into the garden, shutter blinds and central heating radiator.

### Landing

Loft access, airing cupboard.

### Master Bedroom

UPVC double glazed window to the front elevation, central heating radiator.

### Ensuite

Modern white suite comprising;- WC, wash hand basin and shower cubicle. Tiling to the walls, towel radiator, extractor fan, UPVC double glazed window to the side elevation, towel and toilet roll holders.

### Bedroom

UPVC double glazed window to the rear elevation and sky light to the front elevation, central heating radiator, eaves storage cupboard.

### Bedroom

UPVC double glazed window to the rear elevation, central heating radiator.

### Bedroom

UPVC double glazed window to the front elevation, central heating radiator, storage cupboard.

### Bathroom

Modern white suite comprising;- WC, wash hand basin with storage cupboard below and bath with shower over and glass shower screen. Tiled walls, UPVC double glazed window to the rear elevation, towel radiator, toilet roll holder, extractor fan.

### Outside

The block paved driveway offers off road parking with front lawned area and mature borders.

The rear offers a landscaped, tiered garden- a true outdoor haven. The garden offers a mix of paved patio space, lush lawn, and elevated seating areas bordered by characterful stone walls and mature greenery- perfect for relaxing or entertaining guests. Privacy is assured with high fencing and a variety of trees and shrubs that frame the space beautifully, creating a tranquil escape right at home.

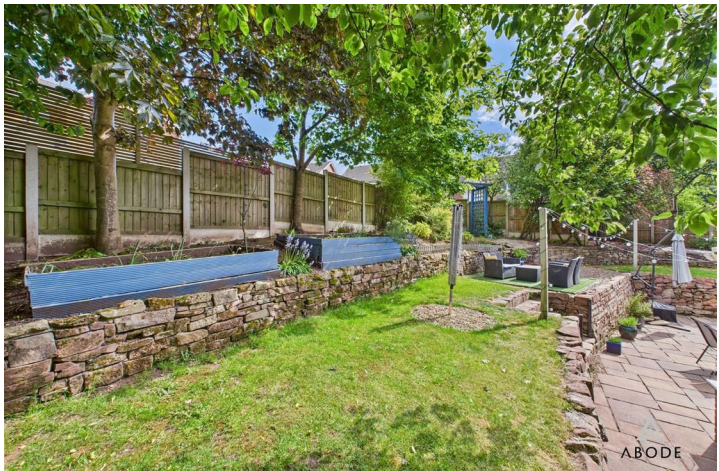
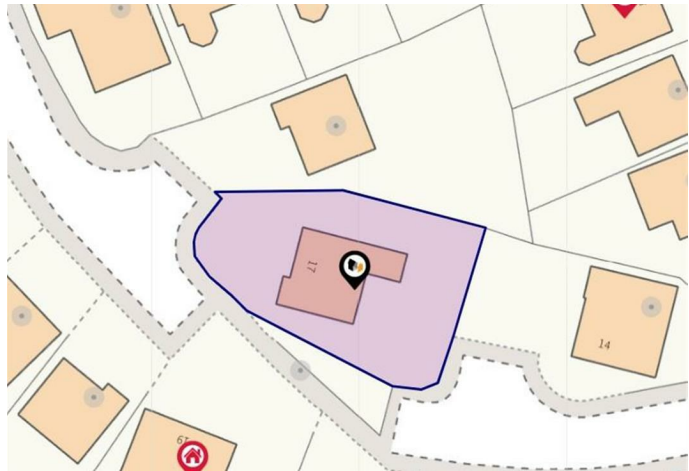


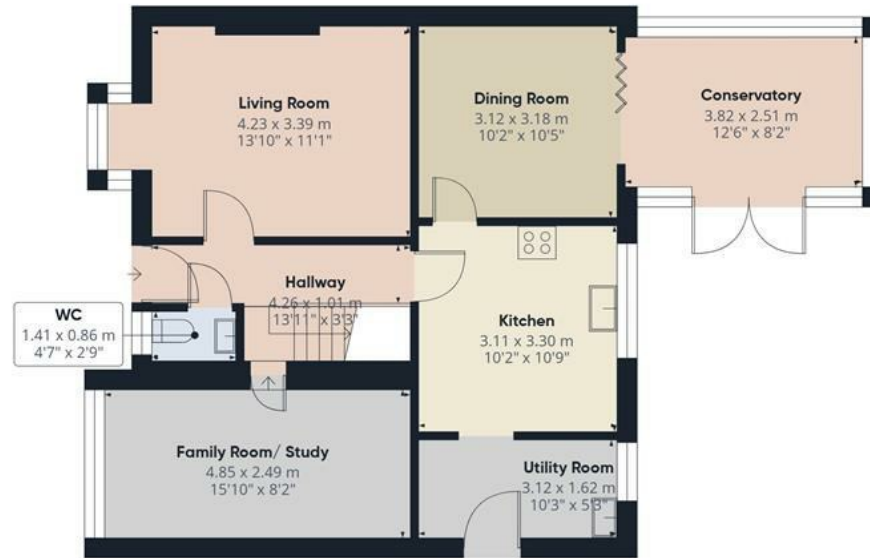




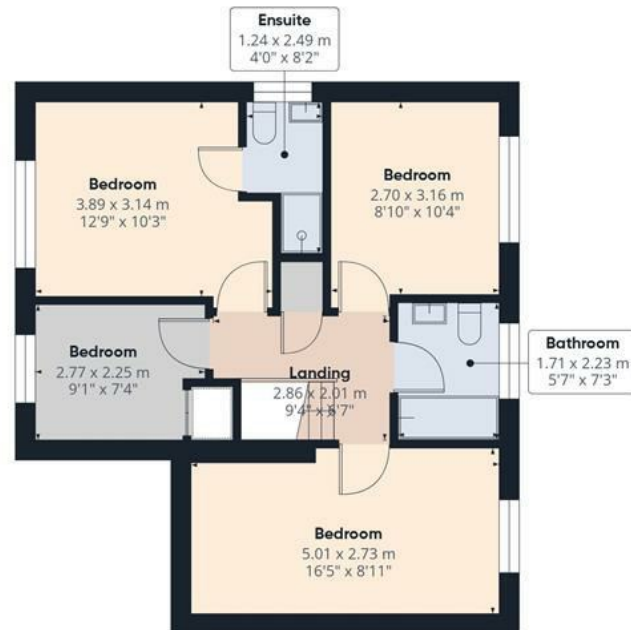








Floor 0



Floor 1

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

121.5 m<sup>2</sup>

1309 ft<sup>2</sup>

(1) Excluding balconies and terraces.

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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| Energy Efficiency Rating                    |                                                                                                               |           |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                       | Potential |
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) A                                 |                                                                                                               |           |
| (81-91) B                                   |                                                                                                               | 82        |
| (69-80) C                                   | 72                                                                                                            |           |
| (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  |           |