





Abode are delighted to present this well-maintained two-bedroom detached bungalow, offering a private and enclosed rear garden, garage, and off-road parking. Beautifully presented throughout, this charming home provides a move-in-ready opportunity for prospective buyers.

Situated in the highly sought-after village of Tean, the property enjoys a peaceful setting with access to scenic countryside walks, while remaining conveniently close to local shops, schools, and everyday amenities. It is also ideally located just a short drive from the neighbouring towns of Cheadle and Uttoxeter, with excellent commuter links via the nearby A50.

The internal layout comprises an inviting entrance hallway, a modern fitted kitchen, a spacious lounge diner, two well-proportioned bedrooms, and a stylish family bathroom. The home has been thoughtfully maintained, making it an ideal choice for those looking to downsize without the need for renovations.

With its desirable location, immaculate presentation, and practical layout, this property offers a fantastic opportunity not to be missed. Early viewing is highly recommended.



Entrance Hallway

UPVC double glazed door leading in from the side elevation, central heating radiator.

Kitchen

Base and eye level units with complimentary worktops, one and a half bowl stainless steel sink with draining board, space and plumbing for a washing machine, dishwasher and fridge freezer. Integral cooker and hob with extractor hood above, breakfast bar, central heating radiator, UPVC double glazed window to the front elevation, tiled flooring and partially tiled walls, laundry/ storage cupboard with central heating radiator, modern combi boiler.

Lounge Diner

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

Master Bedroom

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

Bedroom

UPVC double glazed window to the rear elevation and door leading into the garden, central heating radiator.

Bathroom

Modern white suite comprising:- WC, wash hand basin with storage cupboard below, P shaped bath with shower over and glass shower screen. Tiled flooring and walls, towel radiator, UPVC double glazed window to the side elevation, loft access, eye level storage cupboard.



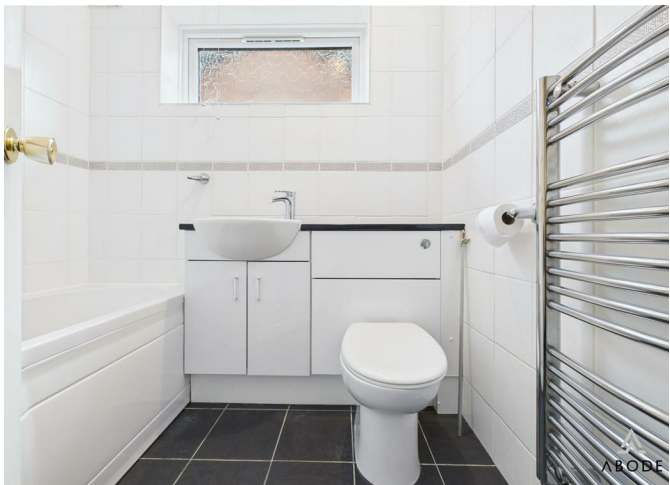
Garage

Electric up and over door, UPVC double glazed window to the rear elevation and door leading out to the side.

Outside

To the front of the property there is a driveway providing off road parking, which in turn leads to the garage. The front garden is paved and offers mature borders with flowers and shrubbery, and offers an outside water tap. To the rear, the garden is enclosed and mainly laid to lawn, with feature patio area and mature borders, trees and hedging. Gated access from the front and summer house













Approximate total area⁽¹⁾
73.8 m²
795 ft²

(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 are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	68	
(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 