





Abode are delighted to present this well appointed three bedroom semi detached home, occupying a generous plot with off-road parking and a detached garage.

Located in the sought-after village of Tean, this charming property offers the perfect balance of rural living and modern convenience. Surrounded by stunning countryside and scenic walking routes, Tean also boasts a range of local shops, schools, and amenities, with the nearby towns of Cheadle and Uttoxeter just a short drive away. Excellent transport links are provided via the A50, making it an ideal location for commuters.

Internally, the property is well presented throughout and offers spacious, versatile living accommodation. The mature rear garden is a true highlight- perfect for gardening enthusiasts or those simply seeking a tranquil outdoor space.

In brief, the accommodation comprises: entrance hallway, living room, kitchen, dining room, and a conservatory/utility area to the ground floor. To the first floor, there are three well-proportioned bedrooms and a modern family bathroom.

Whether you're a first time buyer, upsizing, or downsizing, this delightful home has something to offer everyone. Early viewing is highly recommended!



Entrance Hallway

UPVC double glazed door leading in from the front, central heating radiator, stairs leading to the first floor.

Living Room

Wooden double glazed bay window to the front elevation, under stairs storage cupboard, central heating radiator, mantle and hearth, feature beam, space for a log burning stove.

Kitchen

Base and eye level units with complimentary worktops, one and a half bowl sink with draining board, integrated cooker with gas hob. Space and plumbing for a washing machine, wooden double glazed window to the rear elevation, tiled flooring, stable door leading outside, cupboard housing the boiler, partially tiled walls.

Dining Room

Tiled flooring, central heating radiator, siding patio doors leading into;-

Conservatory/ Utility Area

Tiled flooring, space and plumbing for a fridge freezer and tumble dryer, base level units with complimentary worktops. UPVC double glazed windows surrounding and patio doors leading out into the garden

Landing

Loft access, central heating radiator, wooden double glazed window to the side elevation.



Master Bedroom

Wooden double glazed window to the front elevation, central heating radiator, built in wardrobes and dressing table.

Bedroom

Wooden double glazed window to the rear elevation, central heating radiator, built in wardrobes and airing cupboard.







Bedroom

Wooden double glazed window to the front elevation, central heating radiator and built in wardrobe.

Bathroom

White suite comprising;- WC, wash hand basin and corner shower cubicle. Central heating radiator, tiled flooring and partially tiled walls, wooden double glazed window to the rear elevation

Garage

Up and over door to the front, personal door to the rear, power and lighting.

Outside

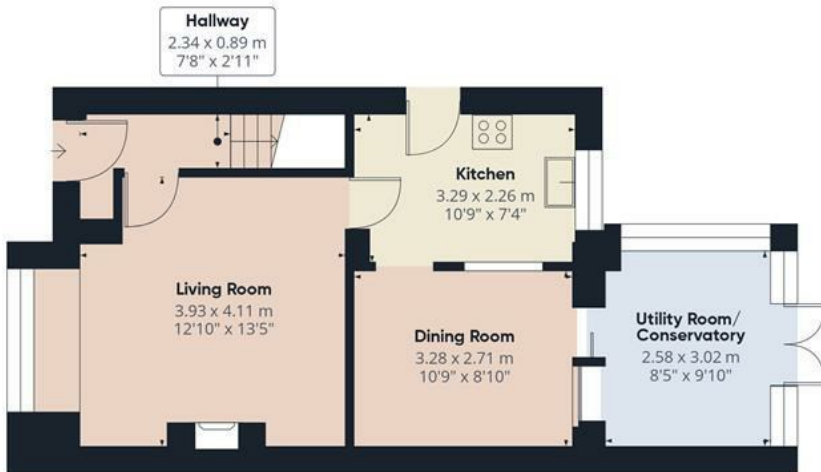
To the front the driveway provides off road parking, with gated access to the side leading to the detached garage. The rear the garden is enclosed and features patio area, lawn with mature, colourful borders and a pond. The garden features two vegetable patches and useful storage shed.











Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

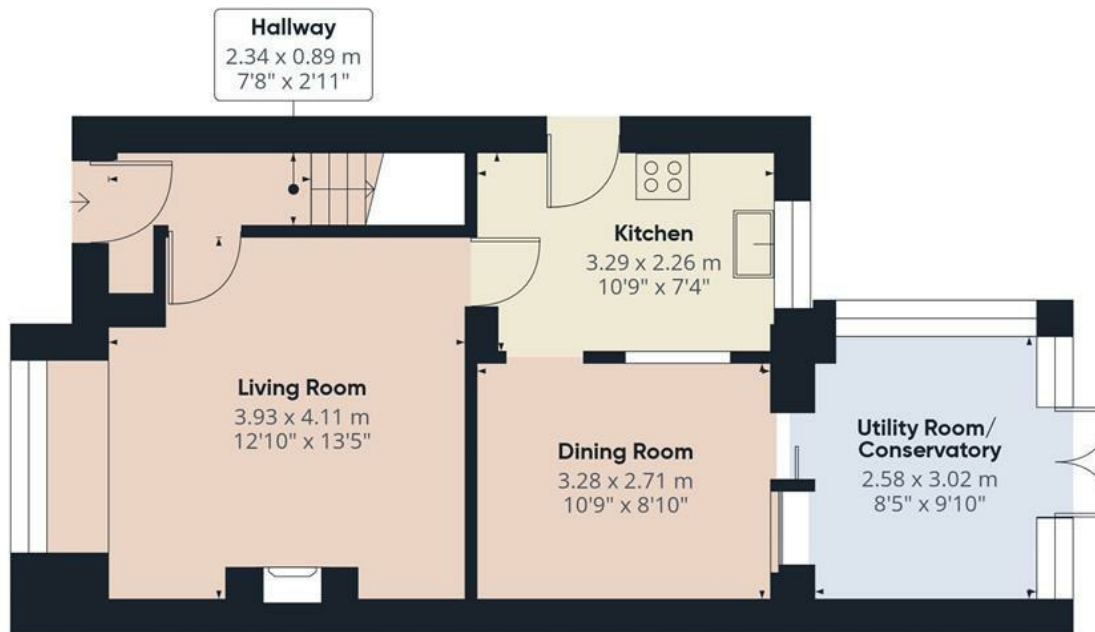
95.4 m²

1027 ft²

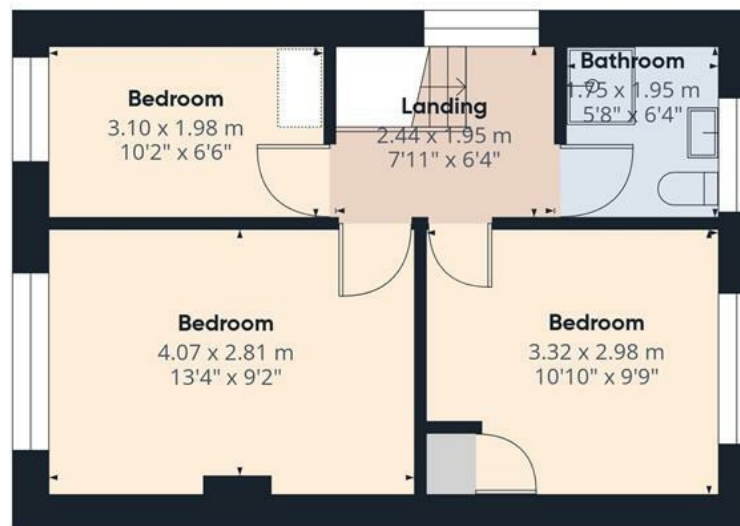
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0 Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾

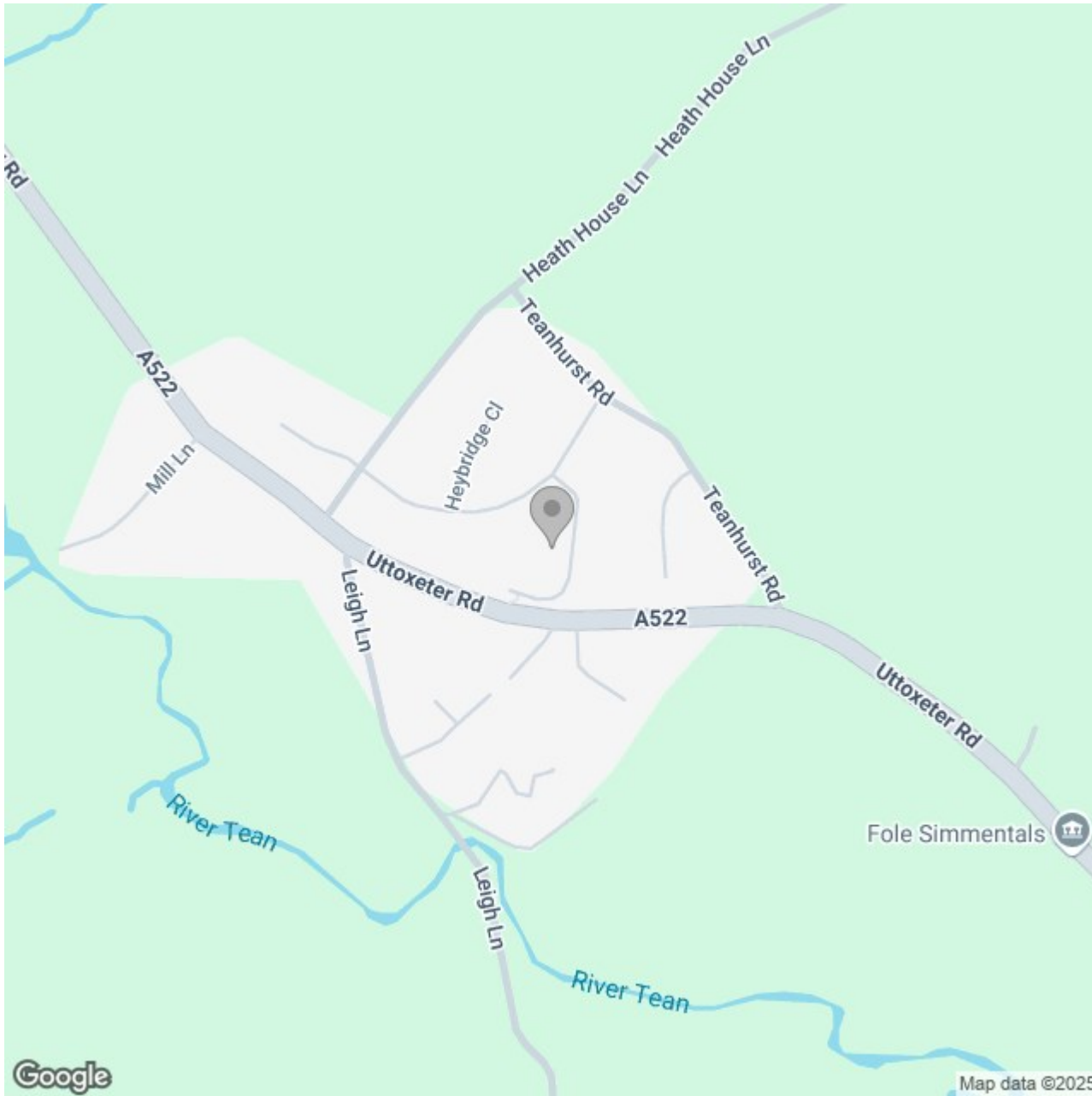
79.3 m²

854 ft²

(1) Excluding balconies and terraces

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