







Abode are delighted to offer for sale this deceptively spacious and extended three-bedroom detached family home, occupying a generous plot and enjoying distant countryside views. Well presented throughout, the property benefits from ample off-road parking, an enclosed rear garden, and versatile living accommodation, making it an ideal choice for growing families.

The home is situated in the highly sought-after village of Tean, which offers a range of local shops, primary schools, and everyday amenities, whilst still enjoying the surrounding countryside. Excellent transport links provide easy access to the nearby towns of Cheadle and Uttoxeter, with convenient connections for commuters.

Internally, the accommodation briefly comprises;- an entrance hallway, living room, dining room, snug/home office, kitchen, and utility room to the ground floor. To the first floor are three well-proportioned bedrooms and a family bathroom.

The property also offers potential for further extension, subject to the necessary planning permissions.

Early viewing is highly recommended to fully appreciate the space, location, and lifestyle this superb home has to offer.



**ABODE**  
SALES & LETTINGS



### Entrance Hallway

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

### Living Room

Double glazed window to the front elevation, storage cupboard, two central heating radiators and gas feature fireplace.

### Dining Room

Central heating radiator, double doors into the:-

### Snug/ Office

Central heating radiator, sliding patio doors leading out into the garden.

### Kitchen

Base and eye level units with complimentary worktop, stainless steel sink with draining board, integrated cooker and hob with extractor hood above. Space and plumbing for a dishwasher and fridge freezer, pantry cupboard, partially tiled walls, window looking into the:-

### Utility

Double glazed window to the rear elevation and door leading out to the garden, central heating radiator, space and plumbing for a washing machine, fridge and tumble dryer with complimentary worktop, eye level storage cupboard. Housing the boiler, loft access.

### Landing

Loft access, central heating radiator.



### Master Bedroom

Double glazed window to the front elevation and central heating radiator.

### Bedroom

Double glazed window to the rear elevation, central heating radiator and loft access.

### Bedroom

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











## Bathroom

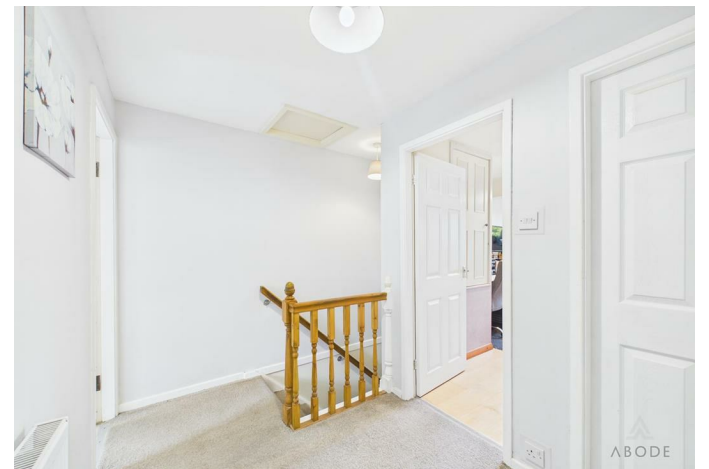
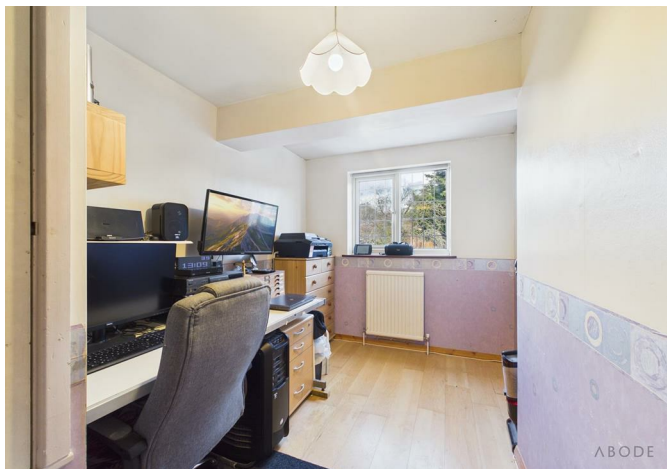
White suite comprising;- WC, wash hand basin with storage cupboard below, bath with hand held shower over and corner shower cubicle. Partially tiled walls, UPVC double glazed window to the rear elevation, central heating radiator and airing cupboard.

## Outside

To the front, the driveway provides ample off road parking for numerous vehicles, with side access to the rear garden. To the rear the garden is mainly laid to lawn, with patio area ideal for entertaining. Pond, outside water tap and sockets, and enclosed area with three sheds. Distant views over the surrounding countryside.

















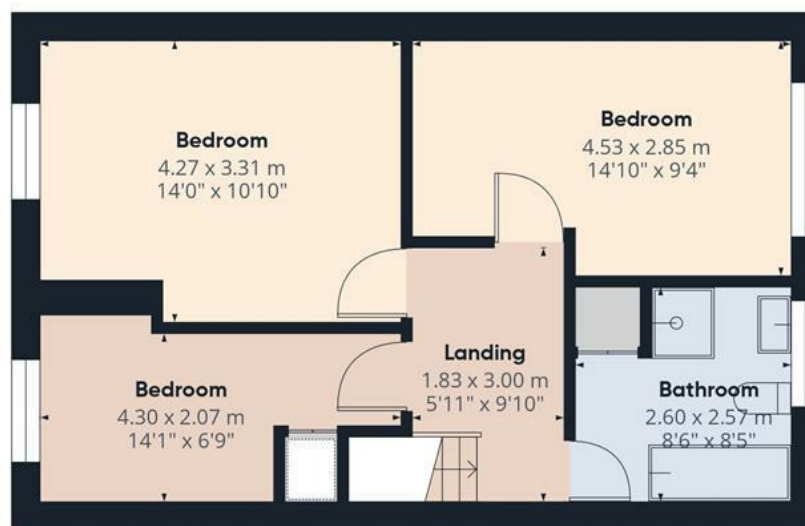


Floor 0

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

105.6 m<sup>2</sup>

1138 ft<sup>2</sup>



Floor 1

(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.


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>                            | 69  | 74        |
| (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  |           |