

Nightingale Close

Lower Tean, Stoke-on-Trent, ST10 4LX

John 
German





Nightingale Close

Lower Tean, Stoke-on-Trent, ST10 4LX

£475,000

Extremely attractive executive style detached double-fronted home, providing immaculately maintained and balanced family accommodation, occupying a fabulous corner plot enjoying a good degree of privacy and views to the front over surrounding countryside.



Internal inspection of this truly excellent family home is highly recommended to appreciate the room dimensions, layout and specification, plus it's absolutely delightful corner plot and cul-de-sac position. Enjoying a good degree of privacy and some fantastic views over the surrounding farmland, its corner plot set on a popular cul-de-sac extends to approximately 0.25 acre in total.

Situated within walking distance to The Dog and Partridge public house and restaurant, the amenities found in Upper Tean are in close proximity including a Co-Operative mini supermarket, Post Office, independent shops, public houses, doctors, fish and chip shop and first school. The first schools in Checkley and Leigh are also close by. The towns of Uttoxeter and Cheadle are within easy commutable distance, as is the A50 dual carriageway which links the M1 and M6 motorways, plus the cities of Stoke-on-Trent and Derby.

A traditional tiled canopy porch with UPVC part obscure double-glazed door leads to the welcoming entrance hall giving an impressive introduction to the home, with stairs rising to the first floor and doors to the spacious ground floor accommodation, plus the fitted guest WC with a modern suite. The delightful and generously sized lounge has a focal log burner with feature surround and hearth and enjoys an abundance of natural light provided by the deep walk-in bay window to the front which enjoys a lovely outlook, and wide patio doors opening out to the rear garden. The second reception room is currently used as a sitting room, positioned at the front of the property with the same views but would also make an ideal formal dining room if required.

A real wow factor of this home is the spacious open plan dining kitchen which has an extensive range of recently refitted base and eye level units with complementary work surfaces, inset sink unit set below one of the windows overlooking the rear garden, fitted five ring gas hob with glazed splashback and stainless steel extractor hood over, two electric ovens, integrated dishwasher and space for further appliances. The dining area has dual aspect windows overlooking the garden. Completing the ground floor accommodation is the utility room with a range of units, work surfaces over, inset sink unit, space for appliances and a door to the side elevation; an ideal place to kick off those walking boots after exploring the surrounding countryside.

To the first floor the lovely landing has a front facing window and doors opening to the four good sized bedrooms, all of which have fitted furniture and enjoy a pleasant outlook. The generously sized principal bedroom has the benefit of a fully tiled en-suite shower room which has a white four-piece suite. Finally, there is the fully tiled family bathroom, also having a white suite with an electric shower over the panelled bath.

Outside to the rear a paved patio provides a pleasant entertaining area leading to the good-sized garden which is mainly laid to lawn enjoying a good degree of privacy and enclosed by well-kept established hedges, plus space for a shed and a raised vegetable bed positioned behind the garage. The lawn wraps around to the side elevation via a timber five bar gate which leads to the front lawn which also enjoys privacy and views.

On the opposite side of the property is the block paved driveway which provides ample parking for numerous vehicles and leads to the detached double garage (5.64m x 4.87m) having an up and over door, power and personal door.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

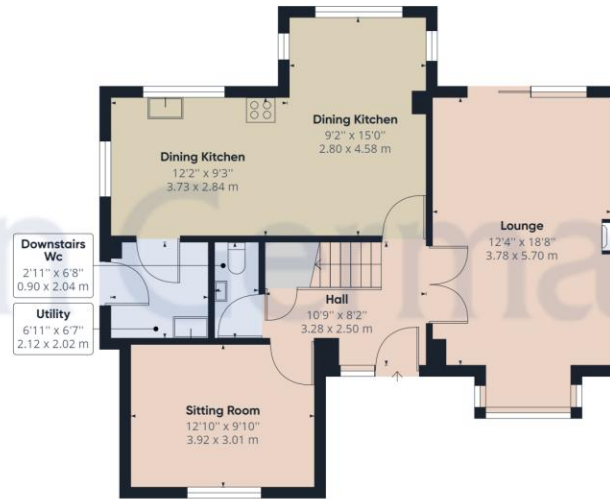
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency;
www.staffs Moorlands.gov.uk/artide/491/Planning-and-buildings

Local Authority/Tax Band: Staffordshire Moorlands District Council / Tax Band F **Our Ref:** JGA/17012022







Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾
 1461.88 ft²
 135.81 m²

(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.

GIRAFFE360



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

9a Market Place, Uttoxeter, Staffordshire, ST14 8HY

01889 567444

uttoxeter@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
 Burton upon Trent | Derby | East Leake | Lichfield
 Loughborough | Stafford | Uttoxeter | The London Office

JohnGerman.co.uk Sales and Lettings Agent

