

Tenford Lane

Upper Tean, Staffs, ST10 4EN



Extremely well maintained and immaculate modern cottage style home situated on the edge of the popular village, in close proximity to its range of amenities.

£320,000



John German

Whether looking to move up or down the property ladder, internal inspection and consideration of this deceptively spacious cottage style home is strongly recommended to appreciate the work done by the current owners, including a hugely impressive fully tiled family bathroom with a four piece suite and refitted kitchen with fully integrated appliances, plus its room dimensions and layout and its pleasant enclosed, established plot.

Situated on the edge of the popular village but still within easy reach of its range of amenities including the first school, new Co-operative supermarket, doctors, public houses, takeaways, park and petrol station. The towns of Cheadle and Uttoxeter are both an easy commutable distance and the nearby A50 dual carriageway links the M1 and M6 motorways plus the cities of Stoke-on-Trent and Derby.

A traditional style storm porch with a part obscured double glazed entrance door and side light opens to the welcoming central hall, having stairs rising to the first floor with a useful understairs cupboard beneath and timber doors leading to the well proportioned ground floor accommodation and fitted guest cloakroom/WC.

The spacious lounge has a focal chimney breast with a log burner set on a hearth and double glazed French doors open into the brick and uPVC double glazed constructed conservatory, providing further living space and a pleasant outlook over the garden, plus French doors opening to the patio.

On the opposite side of the hall is the good sized dining room having a front facing window and a door to the superior fitted kitchen. Incorporating a range of base and eye level units with fitted work surfaces and inset sink unit set below the window overlooking the garden, fitted gas hob with extractor hood over and double electric oven under plus integrated appliances including a dishwasher, fridge freezer and washing machine. Additionally, there is a gas

central heating boiler enclosed in a cupboard, feature vertical radiator and further natural light coming from the uPVC double glazed door giving direct access to the patio and garden.

To the first floor, the pleasant landing has a rear facing window providing natural light and timber doors leading to the three good sized bedrooms, all able to accommodate a double bed. The luxury fully tiled family bathroom has a white contemporary four piece suite incorporating a stand alone slipper bath with mixer tap and shower attachment, plus a separate double shower cubicle with black framed edging and a mixer shower over.

Outside to the rear, a paved patio provides a lovely entertaining area enjoying a degree of privacy and providing an ample space for garden furniture, leading to the garden mainly laid to lawn with well stocked beds and borders containing a variety of shrubs and plants, plus gated access to the front. To the front is a garden also laid to lawn with well stocked borders containing a large variety of shrubs and plants. A timber five bar gate leads to a block paved driveway providing ample off road parking leading to the garage that has an up and over door and power.

Agents note: Please note a small residential development of approximately 40 houses is to be built on the opposite side of Tenford Lane.

What3words: stated.companies.podcast

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

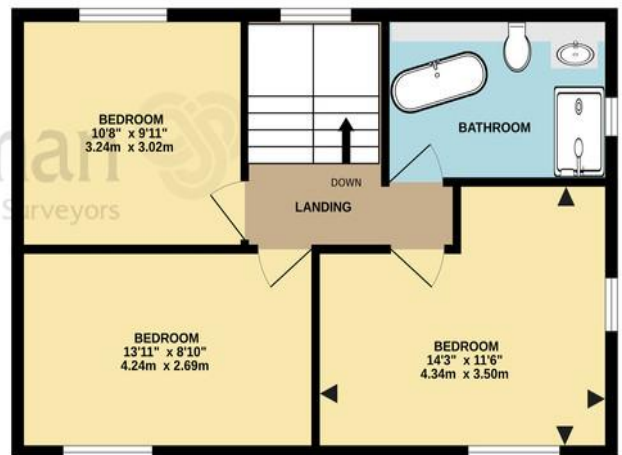
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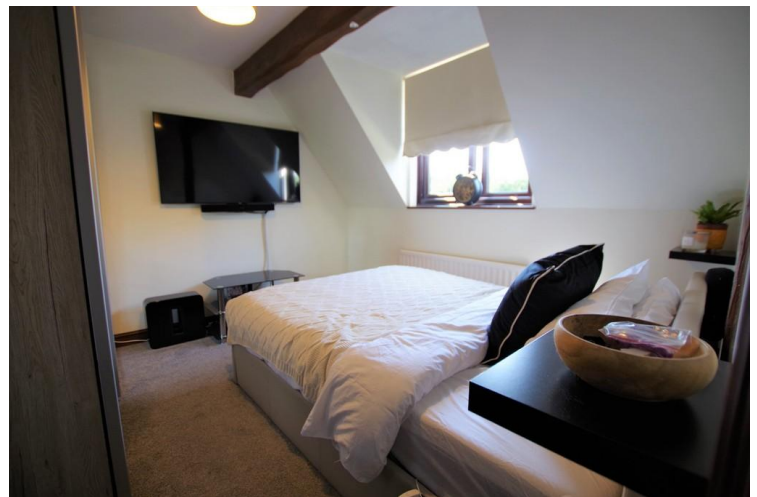
Local Authority/Tax Band: Staffordshire Moorlands District Council / Tax Band D

GROUND FLOOR



1ST FLOOR







| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | 71 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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Agents' Notes

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