

Furlong Drive

Tean, Stoke-on-Trent, ST10 4LD

John
German





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£350,000

A superbly presented executive detached family home offering spacious and versatile accommodation set on an excellent sized plot situated within the popular village of Tean.



Occupying a large plot set in a quiet cul-de-sac location is this superbly presented four bedroom detached family home offering an excellent layout. Situated in the popular village of Upper Tean within walking distance of its amenities including a Co-operative convenience store, post office, primary school, doctors, public houses and the fish and chip shop. The towns of Uttoxeter and Cheadle with their wider range of amenities, plus the A50 dual carriageway are also within easy commutable distance. For local schooling this property falls into the catchment area for Great Wood Primary School and for secondary education its The Cheadle Academy.

The entrance porch has a front door opening into the hall with herringbone effect flooring and carpeted stairs rising to the first floor landing. On your left is the home office/study, converted from the garage and now providing a great space for those looking to work from home or could be utilised as a family room or sitting room. To the rear of this room is a small area ideal for coats and shoes and a WC.

On the opposite side of the hall is the spacious living room with wooden effect flooring, spotlights to the ceiling, a uPVC double glazed window to the front aspect and a feature fireplace. An arch opens into the dining room with matching flooring and uPVC double glazed French doors leading into the orangery which is a stunning addition to the property providing a superb additional reception room and a great space for entertaining. It has a large roof lantern allowing natural light to flood the room, tiled flooring with electric underfloor heating, space for a large sofa and dining furniture. There is currently a projector and screen perfect for cosy family film nights (projector and screen will be sold via separate negotiation).

Also off the dining room is the kitchen that has a stylish range of two tone base units, drawers and wall units, and smart worktops complemented by modern metro tiled splashbacks. Decorative tiled flooring runs underfoot, there are spotlights to the ceiling, a useful pantry, two uPVC double glazed windows to the rear and a door to the side.

Heading upstairs to the first floor you will discover four generously sized bedrooms and a modern family shower room. The master bedroom benefits from recently having a selection of fitted wardrobes and furniture providing excellent storage space.

The family shower room has contemporary contrasting floor to ceiling tiling and a suite comprising low level WC, wash hand basin set into a two drawer unit, a large walk-in shower with rainfall shower, spotlights to the ceiling and an obscured uPVC double glazed window to the rear.

Externally this family home commands a superb plot with a large block paved driveway providing off-road parking for several vehicles and a generous lawned front garden to the side of the driveway.

To the rear of the property is a superb larger than average, fully enclosed garden that is mainly laid to lawn with an abundance of plants, trees and shrubs, decorative planted borders, summerhouse and fish pond in addition to a large patio seating area at the side with a further large storage shed.

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.

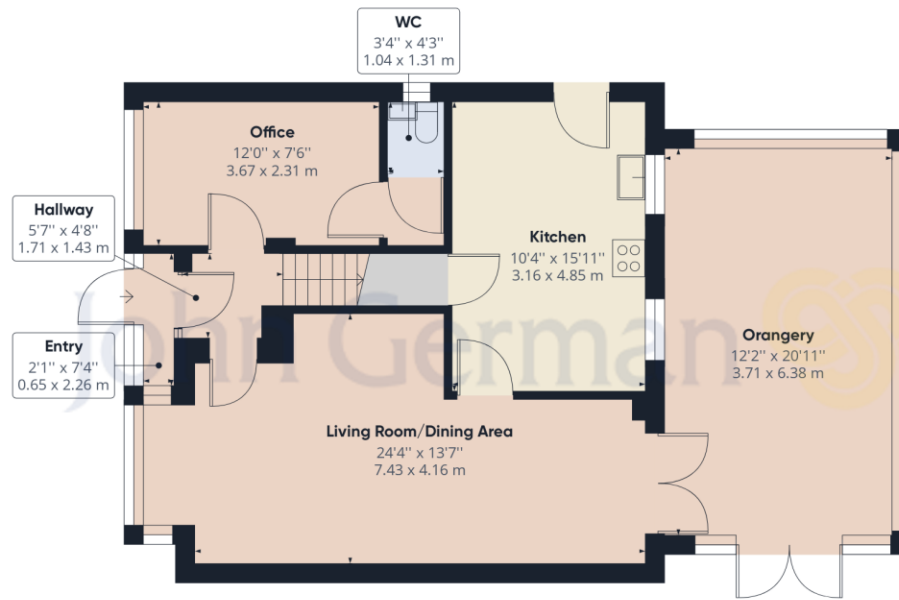
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/25082023

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





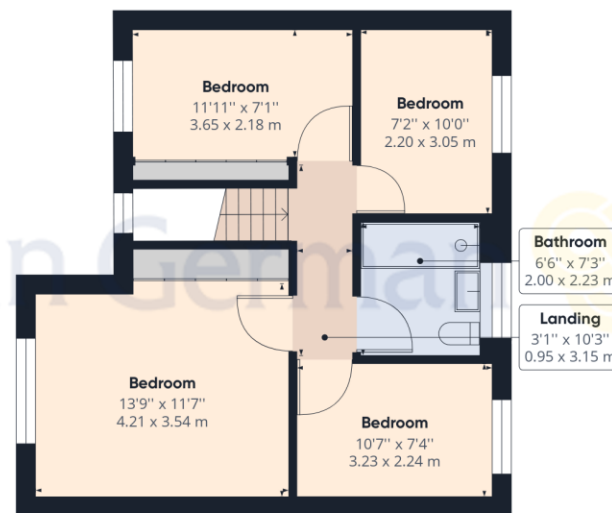


Ground Floor

Approximate total area⁽¹⁾

1443.42 ft²

134.10 m²



Floor 1

(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.

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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	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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