

# Havensfield Drive

Upper Tean, Stoke-on-Trent, ST10 4RR

John  
German





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£415,000

Attractive modern detached home providing deceptively spacious family sized accommodation set over three floors, situated at the head of a popular cul de sac overlooking fields to the rear.



Occupying a delightful position at the head of the popular cul de sac, backing onto and having direct access onto fields, viewing and consideration of this sizeable family residence is essential to appreciate its versatile accommodation and its exact position. Located towards the edge of the popular village, yet still within walking distance to its range of amenities including a Co-operative mini supermarket, first school, doctors' surgery, village hall, fish and chip shop and Chinese takeaway, plus walks through the surrounding countryside. The towns of Cheadle and Uttoxeter are both within 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 replacement composite and part obscured double glazed entrance door and side panels opens to the hall where stairs rise to the first floor with a useful understairs cupboard, and doors lead to the ground floor accommodation. The generously sized lounge has a focal living flame effect fire and feature surround, plus a uPVC double glazed window overlooking a pleasant outlook to the front. A wide arch leads to the dining room having a door to the breakfast kitchen and wide French doors opening to the well proportioned brick base and uPVC double glazed constructed conservatory providing additional living space with power points and light, and French doors opening to the patio and garden. The fitted breakfast kitchen has a range of base and eye level units with work surfaces and inset sink unit set below the rear facing window, fitted gas hob with an extractor over and electric oven under, plus an integrated dishwasher and fridge freezer. Doors return to the hall and to the fitted utility room which has a work surface to one side with an inset sink unit, cupboard below, space for appliances and a door to the side of the property.

To the first floor, the landing has a front facing window providing natural light, stairs rising to the second floor and doors leading to the four good sized bedrooms which are all able to accommodate a double bed and enjoy impressive far reaching views, especially the rooms to the rear over the surrounding fields. The front facing fourth bedroom is currently used as a study and has a range of fitted furniture. Also front facing is the master bedroom which has a range of fitted bedroom furniture and the benefit of a fitted en suite shower room having a three piece suite incorporating a double shower cubicle with a mixer shower over. Finally on the first floor is the fitted family bathroom, having a white suite incorporating a panelled bath with an electric shower and fitted glazed screen above. The second floor landing has doors leading to the two further good sized bedrooms, the larger having a fitted triple wardrobe and further storage.

Outside to the rear, a paved patio provides a lovely seating and entertaining area enjoying a good degree of privacy with steps and retaining walls leading to the garden laid to lawn, having well stocked beds and borders containing a variety of shrubs and plants, plus a blossom tree and a further seating area at the bottom of the garden. To the front is a wide concrete print driveway providing off road parking for several vehicles, leading to the garage that has an up and over door, power points and light.

**What3words:** decoded.partied.unite

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

**Property construction:** Brick. **Parking:** Drive & garage.

**Electricity supply:** Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas.  
(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband and type:** TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

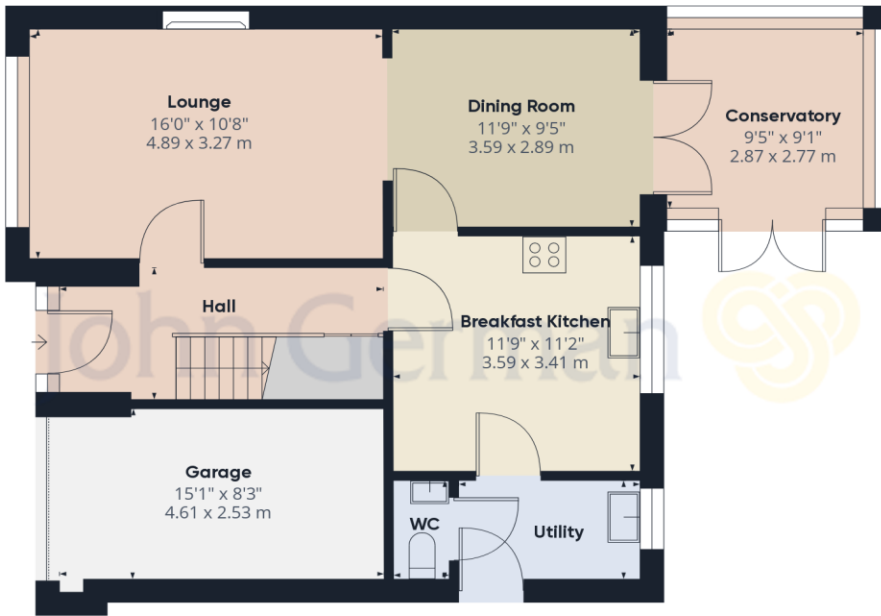
**Local Authority/Tax Band:** Staffordshire Moorlands District Council / Tax Band E

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

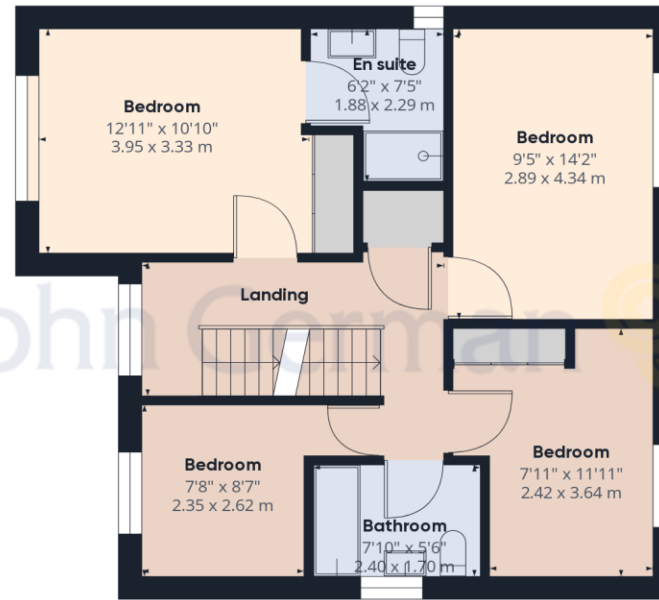
**Our Ref:** JGA/21032024



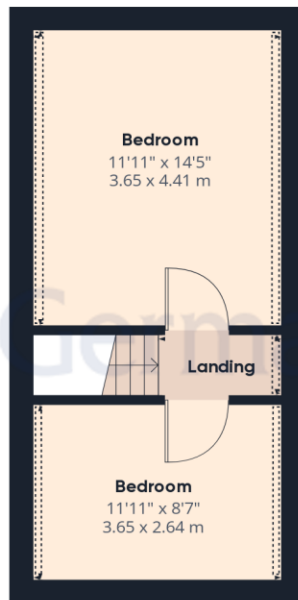




Ground Floor



Floor 1



Floor 2

**Approximate total area**

1777.74 ft<sup>2</sup>

165.16 m<sup>2</sup>

**Reduced headroom**

19.66 ft<sup>2</sup>

1.83 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

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.

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 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  
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