

# Chestnut Close

Tean, Stoke-on-Trent, ST10 4JD

John German





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£495,000



Extremely well presented and vastly improved detached home providing extended family sized accommodation, occupying a stunning plot extending to approximately 0.3 acre in total, backing onto fields.

Internal inspection and consideration of this surprising family home is imperative to appreciate both the inside and out, the vast improvements carried out by the current owners, and its fabulous plot that in total extends to approximately 0.3 acre in total, backing onto fields and enjoying a good degree of privacy. The extensions provide a spacious and versatile ground floor living accommodation ideal for family living and takes full advantage of the gardens outlook. A real case of not 'judging a book by its cover'.

Situated at the head of a quiet cul de sac towards the edge of the popular village, its wide range of amenities are still close by including the new Co-op mini supermarket, first schools, independent shops, public houses, doctors surgery, fish and chip shop and Chinese takeaway. The towns of Uttoxeter and Cheadle 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 composite and part obscured double glazed entrance door with side lights opens to the porch providing an impressive introduction to the home with space to take off your coats and kick off those boots. This leads to the hall which has a glass balustrade staircase rising to the first floor with storage beneath, and doors leading to the extended ground floor accommodation and the downstairs WC which has a refitted white suite.

The generously sized lounge has a focal chimney breast with a log burner set on a slate tiled hearth and a front facing window. Part glazed double doors lead to the dining area which could equally be used as a further sitting room if desired, having an arch opening to the light and airy garden room which enjoys views out onto the large garden, and two sets of patio doors giving access to the outside entertaining areas.

The superior kitchen has an extensive range of base and eye level units with fitted work surfaces and an inset sink unit below the window overlooking the gardens, a fitted hob with extractor over, two built in electric ovens, an integrated dishwasher and bin, plus space for an American style fridge freezer. An archway leads to the lovely breakfast/dining room enjoying a fabulous view over the garden, and French doors also opening to the outside entertaining areas.

Completing the ground floor space is the fitted utility room which has a range of base and eye level units with fitted worktops, inset sink unit, space for appliances and a front facing window. A door leads to the high-quality shower room which has a modern suite incorporating a double shower cubicle with feature tiling.

To the first floor, the pleasant landing has a front facing window providing light, a built-in cupboard, plus access to the loft via a fitted pull-down ladder. Doors lead to the four good sized bedrooms, three of which can accommodate a double bed, the rooms to the rear enjoying the fabulous outlook with one of the rooms having French doors opening to the balcony which takes full advantage of the view.

Finally, there is the luxury family bathroom which has a contemporary suite incorporating a slipper bath with fitted storage and feature tiling.

Outside to the rear, a spacious block paved patio and further decking provide an excellent seating and entertaining space, leading to the large garden which is predominantly laid to lawn with a bridge over a small brook, well stocked beds and borders containing a large variety of shrubs and plants, a duck/chicken pen, a barked playing area for the kids, and space for a summerhouse with further seating. Enclosed to all sides and backing onto fields, enjoying a good degree of privacy with timber five bar double gates leading to the front.

To the front is a garden laid to lawn with a mature tree. A block paved driveway provides ample parking for several vehicles leading to the garage which has an electric up and over door, power and a personal door to the side.

**What3words:** wanted.armrests.legal

**Agents note:** The property is listed on two titles.

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

**Property construction:** Standard

**Parking:** Drive & garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre - 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 D

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

[www.staffsmoorlands.gov.uk](http://www.staffsmoorlands.gov.uk)

**Our Ref:** JGA/04072024

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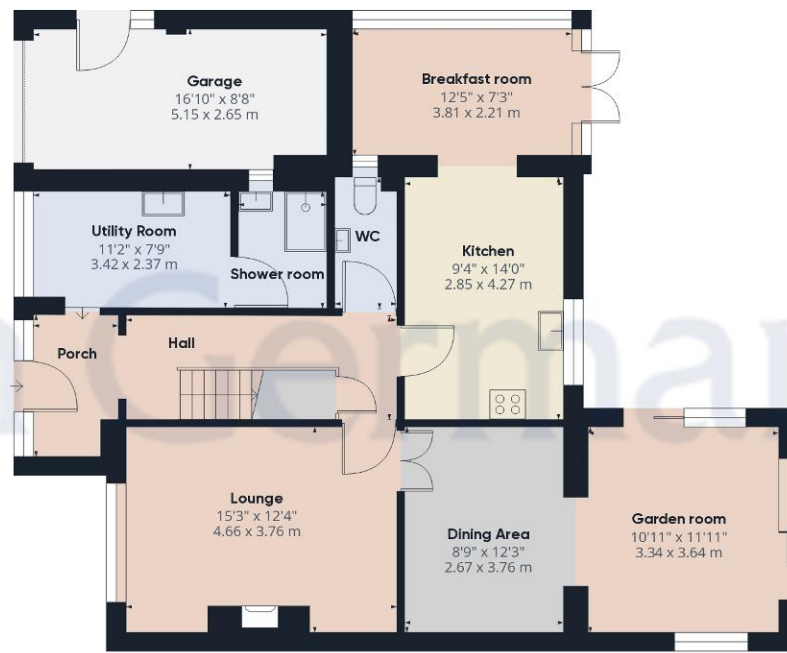






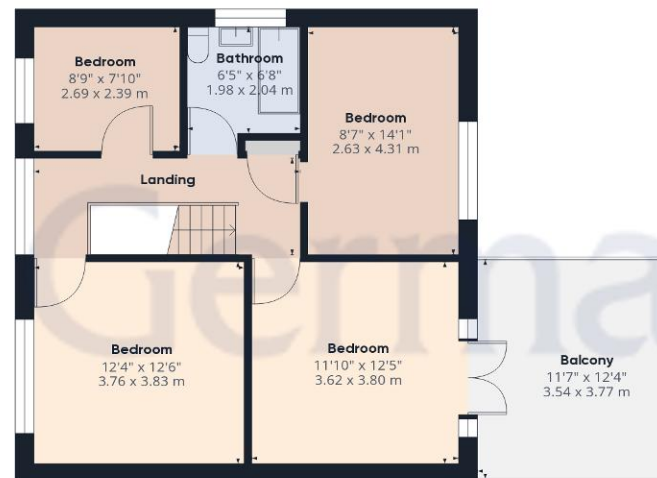






Ground Floor

Approximate total area<sup>(1)</sup>  
 1712.27 ft<sup>2</sup>  
 159.08 m<sup>2</sup>



Floor 2

(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

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## Referral Fees

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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