

# Willow Close

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

John  
German









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£317,000

Comprehensively improved and extremely well appointed detached home with extended and remodelled accommodation providing hugely impressive and deceptively spacious home suitable for a variety of potential buyer types.





Whether looking to move up or down the property ladder, internal inspection and consideration of this extremely surprising and impressive home is absolutely essential to appreciate its room dimensions and layout including extended dormers to increase the first floor space, superior specification, plus the time and thought put into the property by the current owners. Occupying a pleasant plot and position enjoying a good degree of privacy to the rear, on the popular cul-de-sac situated towards the edge of the village. Still within walking distance to its range of amenities including first schools, the Co-op mini supermarket, public houses, independent shops, open spaces, fish and chip shop and Chinese takeaway. 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 part obscure double glazed entrance door opens to the refitted breakfast kitchen providing a hugely impressive introduction to the home and a clear indication of the quality of things to come. Having a range of contemporary units and larger cupboards with fitted work surfaces and matching returns, inset sink unit set below one of the dual aspect windows, a timber breakfast bar, fitted hob with a modern extractor hood over, built in electric oven, integrated dishwasher and space for a fridge freezer. Additionally, there is a lovely, tiled floor with underfloor heating. The well proportioned lounge is positioned to the front of the home, having a focal chimney breast with a log burner set on a feature hearth with matching backing and a timber mantle. The separate dining area has a vertical radiator and wide uPVC double glazed sliding patio doors enjoying a view of the delightful garden and direct access to the patio. A recess from the dining area is where you will find the stairs for the first floor and a door to the superb refitted shower room having a superior suite incorporating a large double shower cubicle with a period style mixer shower over, feature tiled splashbacks and a matching floor with underfloor heating, a built in cupboard housing the combination central heating boiler and an obscure window providing natural light.

To the first floor, the landing has a skylight providing natural light, plus quality doors leading to the three good size bedrooms, all able to accommodate a double bed and also enjoying a pleasant far reaching outlook. The spacious rear facing master benefits from a useful dressing room which has fitted shelving and hanging space. Completing the accommodation is the superior refitted family bathroom having a white suite incorporating a panelled bath with a mixer tap and shower attachment, complimentary tiled splashbacks and a skylight providing light.

Outside to the rear, a paved patio provides a lovely seating and entertaining area enjoying a good degree of privacy, leading to the garden which is mainly laid to lawn with well stocked beds and borders containing a large variety of shrubs and plants, plus timber decking at the top of the garden which has space for a playhouse and playframe. The garden also gives access to the external utility room which is attached to the garage which incorporates a gardener's WC and the adaptable home office/games room that has internet connection, underfloor heating, power and light. To the front, there is a block paved driveway with a raised bed providing ample off road parking for several vehicles, extending to the side of the property giving slightly limited access to the shortened garage which has an electric roller door, power and light.

**What3words:** something.tune.wished

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

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard. **Parking:** Drive.

**Electricity supply:** Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas.

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

**Broadband type:** ADSL copper wire - 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 C

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

[www.staffs Moorlands.gov.uk](http://www.staffs Moorlands.gov.uk)

**Our Ref:** JGA/23092024

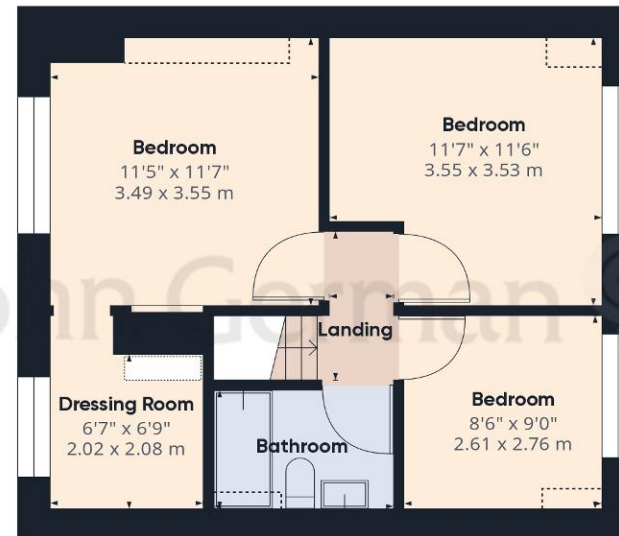








Ground Floor Building 1



Floor 1 Building 1

**Approximate total area<sup>(1)</sup>**

1365.08 ft<sup>2</sup>

126.82 m<sup>2</sup>

**Reduced headroom**

14.96 ft<sup>2</sup>

1.39 m<sup>2</sup>

(1) Excluding balconies and terraces

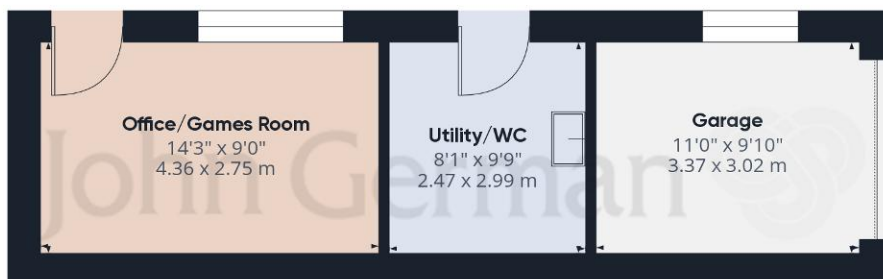
Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**



Ground Floor Building 2





## Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## John German

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