

# Tenford Lane

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

John German






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£469,000

A modern living room with a large corduroy sofa, a wooden wall-mounted TV, and built-in shelving. The room features a light-colored carpet, a wooden coffee table, and a large window with grey curtains. The wall behind the TV is made of horizontal wooden planks. To the left, there is a built-in shelving unit with a bench and two small stools. A small sheep-shaped stool is also visible near the TV. A pendant light hangs from the ceiling.

Substantially extended traditional detached home providing generously sized and well presented family accommodation, occupying a pleasant plot and position towards the edge of the popular village.

Internal inspection and consideration of this fabulous family home is essential to appreciate the room dimensions and layout of this extremely impressive residence, its condition and its exact position. Benefitting from a southerly facing rear garden enjoying a degree of privacy and off road parking for numerous vehicles to the front.

Located towards the edge of popular village but within easy reach of its wide range of amenities including the Co-op mini supermarket and independent shops, doctors, schools, public houses, fish and chip shop and Chinese takeaway, plus the numerous walks through the surrounding countryside. The towns of Cheadle and Uttoxeter are both within easy commutable distance, as is the A50 dual carriageway linking the M1 and M6 motorways, plus the cities of Stoke on Trent and Derby.

A composite entrance door with double glazed side panels opens to the welcoming hall where stairs rise to the first floor having an understairs recess, hard flooring which runs through the entire ground floor and quality doors opening to the extended ground floor accommodation.

To the left is the spacious sitting/dining room which has a focal log burner and feature surround, a front facing window providing natural light, plus fitted timber shelving and media unit. Sliding patio doors open to the rear hub of this family home; the extended L shaped living/dining kitchen which is immersed in natural light provided by wide bifolding doors that give direct access to the patio and garden, plus three double glazed skylights. There is an extensive range of base and eye level units with quality worktops and an inset sink unit set below the additional rear facing window, space for a gas range stove with an extractor hood over and feature timber panelling, an integrated dishwasher and space for a fridge freezer. A door returns to the entrance hall and an arch leads to the side hall where you have access to the outside and the remaining ground floor accommodation.

The superior fitted shower room has a modern white suite incorporating a double shower cubicle with a mixer shower over and a rear facing window.

The laundry room has a fitted work surface and space for appliances, plus ample room to store your coats and boots. A door leads to the small office which has a side facing window and a door into the garage.

To the first floor, the landing has access to the loft and quality doors leading to the five good size bedrooms, all of which can accommodate a double bed, with the rooms to the rear enjoying a pleasant outlook. Two of the rooms can be self contained, making a lovely master suite or an ideal teenagers space.

Completing the accommodation is the superior fitted family bathroom which has a white modern four piece suite incorporating a panelled shower bath with a brushed gold mixer shower and glazed screen above.

Outside, to the rear, wide timber decking provides a lovely seating and entertaining area leading to the southerly facing garden which is laid to lawn having well stocked shrub borders and a gravelled area at the top of the garden which presently hosts a fabulous shepherds hut.

To the front, there is an enclosed garden laid to lawn with shrub borders and gated access. A tarmac driveway with brick edging provides off road parking for numerous vehicles, leading to the garage which has power and light, plus direct access into the home.

**Note:** The current EPC was completed before the extensions and works.

**What3words:** televise.brightens.magic

**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:** 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

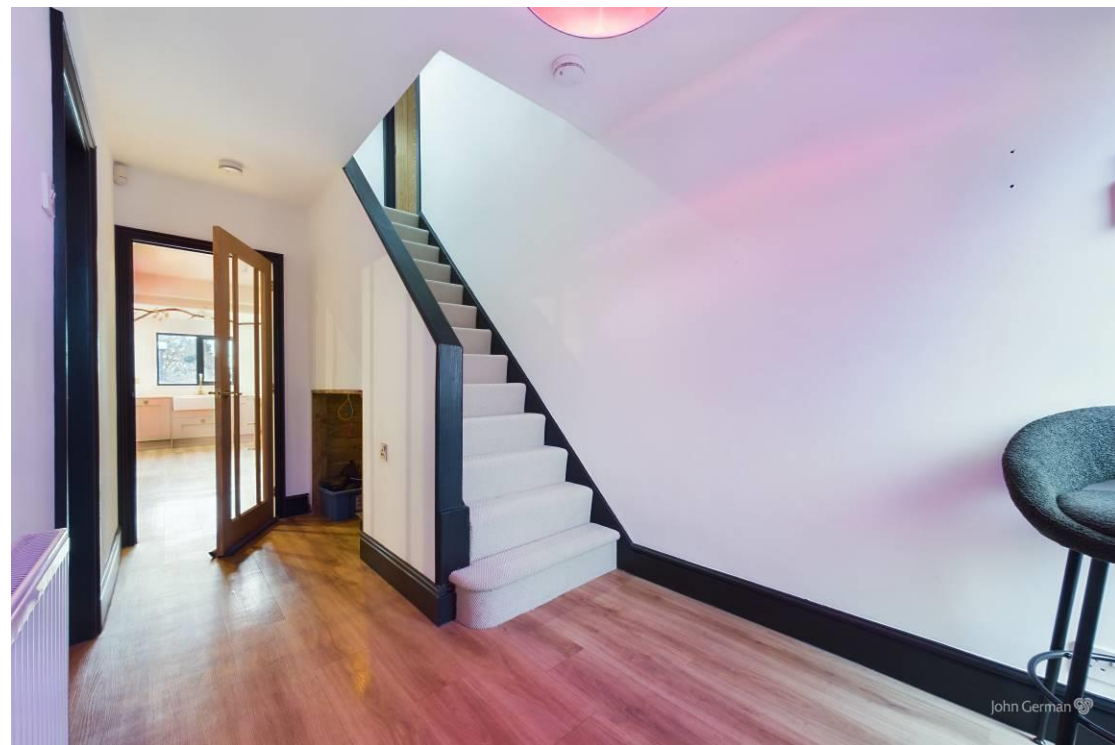
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[www.staffsmoorlands.gov.uk](http://www.staffsmoorlands.gov.uk)

**Our Ref:** JGA/04122024

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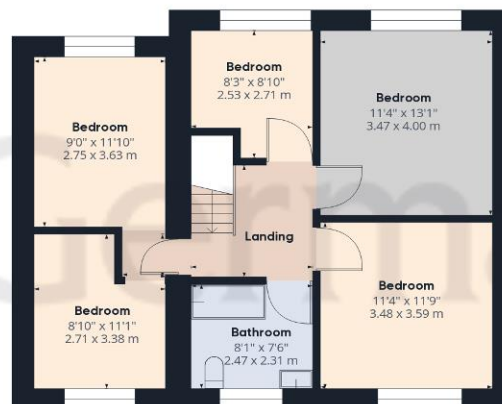


Ground Floor

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

1659.26 ft<sup>2</sup>

154.15 m<sup>2</sup>



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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



### Agents' Notes

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



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