



7 Furlong Close, Tean, Staffordshire ST10 4LB
Price guide £375,000



Kevin Ford & Co. Ltd.
Chartered Surveyors, Estate Agents & Valuers

This extended detached home offers the ideal setting for family living, complete with its own self-contained annex—perfect for an independent relative, visiting guests, or a teenager seeking their own space. Tastefully improved by the current owner, the property combines generous living accommodation with practical design and modern finishes. The main house features a welcoming entrance hall, a convenient cloakroom, a spacious square lounge with a feature fireplace, and a stylish modern kitchen that opens into a bright dining area. From here, patio doors lead into a versatile additional reception room, which in turn connects seamlessly to the annex accommodation. The annex offers a private kitchen, separate double bedroom, and a fully tiled wet room—creating an ideal space for multigenerational living or flexible use. Upstairs, the main residence provides three well-proportioned bedrooms and a contemporary family bathroom complete with a corner bath and separate shower cubicle. Occupying a generous corner plot, the property boasts a block-paved driveway providing ample off-road parking, along with access to a detached garage with power and lighting. Gated access leads to the enclosed rear garden, which is attractively landscaped with a lawn, mature flower borders, and a paved patio area ideal for relaxing or entertaining. Set within a popular residential estate, the property is conveniently located close to local primary schools, village amenities, and convenience stores. Excellent transport links are nearby, with the A50 Stoke–Derby link road just a short drive away, making commuting and travel easily accessible.



The Accommodation Comprises

Entrance Hall

17'8" x 5'10" (5.38m x 1.78m)
Inviting composite front door with matching side panel, stylish radiator cover, and sleek laminate flooring—creating a warm and modern first impression.

Cloakroom

6'4" x 2'6" (1.93m x 0.76m)
Modern cloakroom featuring a wash hand basin with mixer tap set within a sleek vanity unit, and a low flush WC—combining style with practicality.

Lounge

14'4" x 14'4" (4.37m x 4.37m)
This spacious square lounge is bathed in natural light from a large window overlooking the front elevation, creating a bright and inviting atmosphere. Beneath the window, a radiator provides warmth and comfort throughout the seasons. The room's focal point is a charming feature fireplace set within the chimney breast, beautifully framed by a grey slate hearth—offering the perfect space to showcase a fireplace of your choice, adding character and cosy appeal to this welcoming living area.

Fitted Kitchen

11'1" x 12'9" (3.38m x 3.89m)
This beautifully upgraded kitchen effortlessly combines modern style with practical living. Featuring sleek slab-height white gloss units paired with a trendy concrete laminate-effect worktop, it offers a contemporary and bright space to inspire your culinary creativity. The inset sink with mixer tap adds a touch of sophistication, while high-end appliances including a New World electric oven and Whirlpool induction hob make cooking a pleasure. Integrated fridge, freezer, and dishwasher ensure a clutter-free environment, maintaining the kitchen's clean, streamlined look. The durable grey tiled floor, inset spotlights, and radiator create a welcoming ambiance, while a rear entrance door and window flood the room with natural light and offer convenient access to the garden or outside. Perfectly designed for modern living, the kitchen flows into the adjoining dining area, creating an ideal space for entertaining family and friends or enjoying casual meals in style.

Dining Area

12'9" x 9'5" (3.89m x 2.87m)
The stylish grey tiled flooring from the kitchen flows through, creating a cohesive and elegant flow. A feature radiator adds character and warmth to the space. Large patio doors open onto an additional reception room, offering versatile living space that's perfect for entertaining, relaxing, or adapting to your family's needs. This bright, open area effortlessly connects with the kitchen, enhancing the sense of space and modern living.

Reception Room

8'5" x 10'8" (2.57m x 3.25m)
This adaptable reception room offers a versatile living space perfect for a variety of needs—whether as a cosy sitting area, home office, or playroom. It features a radiator and UPVC patio doors that provide seamless access to the rear garden.

Annex Kitchen

9'2" x 13'7" (average) (2.79m x 4.14m (average))
The annex kitchen features a warm and welcoming brown and cream colour scheme, with a range of cupboards providing ample storage and generous wood-effect work surfaces ideal for meal preparation. It incorporates an inset stainless steel sink unit with mixer tap, a built-in electric oven, Hotpoint electric hob, and extractor hood for efficient cooking. Practical touches include plumbing for an automatic washing machine, a UPVC window that fills the room with natural light, and a convenient rear entrance door.

Bedroom - Annex

12'7" x 10'10" (max) reducing to 5'10" (3.84m x 3.30m (max) reducing to 1.78m)
A comfortable and private space, complete with a built-in wardrobe offering convenient storage. A radiator ensures warmth, while a UPVC window allows natural light to brighten the room. Ideal for guests, extended family, or independent living, this bedroom forms a key part of the self-contained annex accommodation.

Wet Room

4'8" x 7'4" (1.42m x 2.24m)
Fully tiled for ease of maintenance and a clean, modern finish. It features a Mira electric shower with rail and curtain, a pedestal wash hand basin, and a low flush WC. Designed for practicality and accessibility, this space is ideal for a range of needs and complements the annex's self-contained functionality.

First Floor

Stairs rise from the Entrance Hall up to the:

Landing

8'9" x 9'5" (max) (2.67m x 2.87m (max))
Access to all first-floor rooms and features a built-in storage cupboard housing the Baxi wall-mounted gas central heating boiler. A UPVC window brings in natural light, and there is access to the roof void, offering additional storage potential.

Bedroom One

12'9" x 13'10" (max) (3.89m x 4.22m (max))
A double bedroom featuring a full-length built-in fitted wardrobe with overhead storage cupboards—ideal for keeping the space organised and clutter-free. A radiator and a UPVC window.

Bedroom Two

12'6" x 13'6" (max) (3.81m x 4.11m (max))
A bright and comfortable bedroom featuring two UPVC windows that flood the space with natural light and radiator. This an ideal room for a child's bedroom or guest room.

Bedroom Three

9'5" x 10'6" (2.87m x 3.20m)
A light and versatile room featuring two UPVC windows and a radiator, ideal as another bedroom, nursery, or home office.

Family Bathroom

8'6" x 8'10" (2.59m x 2.69m)
Features a corner bath with mixer tap and handheld shower attachment, a pedestal wash hand basin, low flush WC, and a separate shower cubicle with Mira electric shower. A privacy UPVC window and chrome towel radiator complete this well-appointed space.

Outside

The property enjoys a generous block-paved driveway stretching across the front, providing ample off-road parking. To the side, there is access to a detached garage with a metal up-and-over door, complete with power and lighting. A gated pathway between the house and garage leads to the rear garden, which is attractively landscaped with a lawned area, established flower borders, and a paved patio—perfect for outdoor seating and entertaining. The garden is fully enclosed by a combination of wall and fence boundaries, offering privacy and security. Situated on a corner plot, the outdoor space benefits from additional width, enhancing both practicality and potential.

Services

All mains services are connected. The Property has the benefit of GAS CENTRAL HEATING and UPVC DOUBLE GLAZING.

Tenure

We are informed by the Vendors that the property is Freehold, but this has not been verified and confirmation will be forthcoming from the Vendors Solicitors during normal pre-contract enquiries.

Viewing

Strictly by appointment through the Agents, Kevin Ford & Co Ltd, 19 High Street, Cheadle, Stoke-on-Trent, Staffordshire, ST10 1AA (01538) 751133.

Mortgage

Kevin Ford & Co Ltd operate a FREE financial & mortgage advisory service and will be only happy to provide you with a quotation whether or not you are buying through our Office.

Agents Note

None of these services, built in appliances, or where applicable, central heating systems have been tested by the Agents and we are unable to comment on their serviceability.







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Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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