



**34 Uttoxeter Road, Tean, Staffordshire ST10 4LG**  
**Price guide £489,955**



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

They say that all good things come to those who wait. Well wait no more for we have found this fantastic four bedroom detached property that boasts plenty of space for all the family. The property offers great commuting opportunity with excellent road links on your doorstep yet a countryside home awaits with gorgeous mature gardens. Downstairs comprises of an entrance hall with guest cloakroom, a large living room with feature brick inglenook fireplace housing a multi floor burner flows perfectly into an adjoining dining room. In addition there is a further flexible reception room/office/playroom. The contemporary kitchen has been improved and upgraded to provide an excellent range of modern units, ample work space and built in appliances along with an additional utility room off for the laundry. Stairs lead up to the first floor landing where you can find doors leading to primary first floor rooms. The master bedroom boasts built in wardrobes and an impressive en-suite shower. Bedroom Two and Three both benefit from fitted wardrobes and have a shared en-suite, then to finish bedroom four and a family bathroom with re-fitted three piece suite complete the accommodation. Outside to the front of the property is a sweeping driveway providing ample parking for several vehicles with a side access pedestrian gate leading you to the rear garden, where the garden is mainly laid to lawn with a paved patio area for entertaining, decorative planted borders and a shed. With all the space this property boasts it really is an superb family home! Call Now on 01538 751133!



## The Accommodation Comprises

### Spacious Entrance Hall

26'4" x 6'10" (widening to 11'0") (8.03m x 2.08m (widening to 3.35m))

In through a composite front door with side panels, the hallway offers a radiator with cover and laminate flooring.

### Cloakroom

2'7" x 5'5" (0.79m x 1.65m )

The handy downstairs cloaks comes with a wash hand basin and low flush WC, there is a radiator and laminate flooring which flows through from the entrance hall.

### Spacious Lounge

22'1" (into bay) x 12'6" (6.73m (into bay) x 3.81m )

The formal living room is spacious having a brick feature inglenook fireplace housing a multi fuel burner with tiled hearth being the focal point of the room. There are two radiators and a good sized bay window overlooking the front elevation.

### Dining Room

11'5" x 12'6" (3.48m x 3.81m )

A formal dining room offers enough space to house a family table and furniture yet could also be flexible for its uses. The room has a window and radiator.

### Office/ Reception Room

10'11" x 11'9" (3.33m x 3.58m )

A further reception room with window and radiator.

### Kitchen/ Breakfast Area

17'1" x 11'3" (5.21m x 3.43m)

The kitchen is fitted with an abundance of high and low level units, ample works surfaces and built in appliances consisting of a Bosch electric oven, gas hob and extractor hood over along with an integrated microwave. An inset one and a half bowl sink unit with mixer tap & drainer sits below one of the windows. There is a radiator, laminate floor, further window and modern inset spotlighting. Double glazed patio doors lead outside to the garden.

### Utility Room

6'3" x 7'0" (1.91m x 2.13m )

Perfect for hiding away all laundry having an inset sink unit with base cupboard under and ample work surface. There is plumbing and space for an automatic washing machine and laminate flooring.

### First Floor

Stairs rise from the Entrance Hallway to a half landing having a leaded window to the side elevation.

### Spacious Landing

Access to the slumber accommodation.

### Master Bedroom

18'3" x 11'4" (5.56m x 3.45m )

The room is blessed with an excellent range of built in double wardrobes, a large bay window and a radiator.

### En-Suite Facilities

9'4" x (2.84m x )

Having a separate shower cubicle with plumbed in shower and glass enclosure, a wash hand basin with vanity unit under and a low flush WC. A chrome feature towel radiator, inset spotlighting and laminate flooring feature in the room along with a handy built in storage cupboard off and lastly a privacy window.

### Bedroom Two

13'2" x 14'3" (max) (4.01m x 4.34m (max))

The second bedroom has built in wardrobes with mirrored doors, a radiator and window.

### Shower Room

5'6" x 6'1" (1.68m x 1.85m )

The shower room can be accessed and used from both Bedroom Two & Three, having a corner shower cubicle with electric shower, wash hand basin with vanity unit under and low flush WC. There is a chrome towel radiator, window, fully tiled walls and inset spotlighting.

### Bedroom Three

10'6" x 12'9" (3.20m x 3.89m )

Again another bedroom offering built in wardrobes with mirrored doors, radiator and a window.

### Bedroom Four

11'0" x 11'9" (3.35m x 3.58m )

The forth bedroom is still of good size and has a radiator and window.

### Family Bathroom

6'6" x 6'11" (1.98m x 2.11m )

A family suite comprising of a panel in bath with mixer tap and hair spray, wash hand basin with vanity unit and a low flush WC. There is a chrome towel radiator and tiled walls with a window and spot lighting.

### Outside

The property stands proudly within good sized grounds featuring established and mature lawned gardens with

### Services

All mains services are connected. The Property has the benefit of GAS CENTRAL HEATING.

### 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.

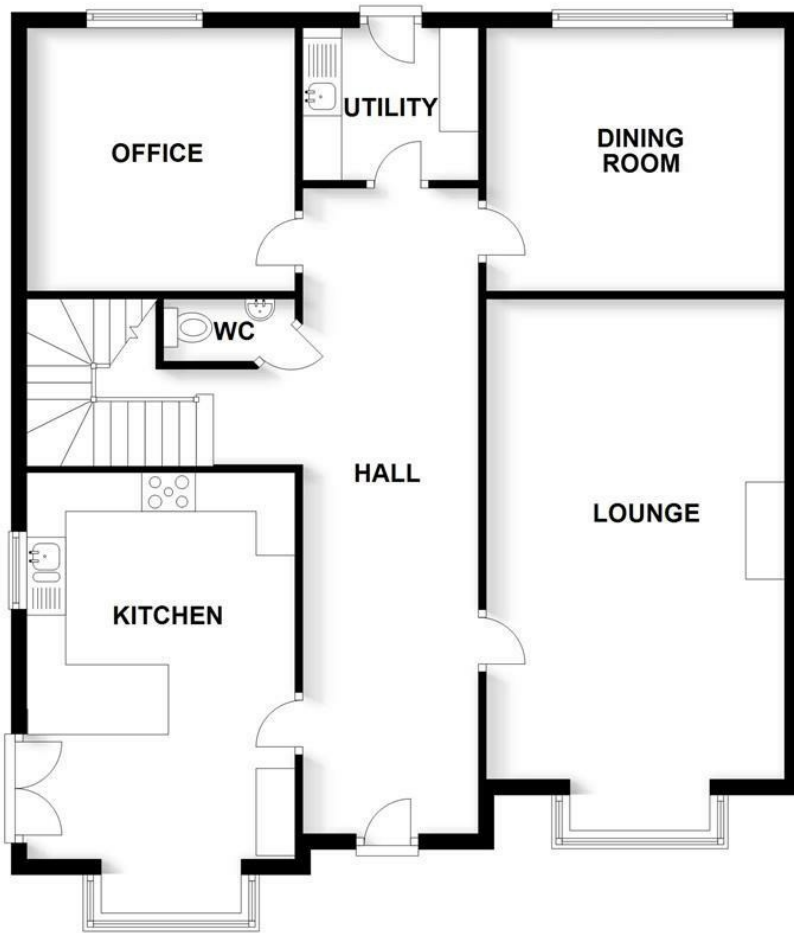
### Agents Note

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.





**GROUND FLOOR**  
APPROX. 1090.8 SQ. FEET



**FIRST FLOOR**  
APPROX. 1078.3 SQ. FEET



TOTAL AREA: APPROX. 2169.1 SQ. FEET

Plan produced by [www.firstpropertyservices.co.uk](http://www.firstpropertyservices.co.uk). We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
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 <sub>2</sub> ) Rating                  |         |                         |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |
| (92 plus) A   |         |                         |
| (81-91) B   |         |                         |
| (69-80) C   |         |                         |
| (55-68) D   |         |                         |
| (39-54) E   |         |                         |
| (21-38) F   |         |                         |
| (1-20) G  |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| England & Wales   |         | EU Directive 2002/91/EC |

