



3 Doval Gardens, Tean, Staffordshire ST10 4EX
Offers around £289,950



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

Welcome to your dream home in the picturesque village of Tean. This modern, detached three-bedroom house offers a spacious and comfortable living experience, situated in a relatively new estate within the charming village of Tean. Here, you'll find a close-knit community and a peaceful atmosphere, perfect for raising a family or enjoying a quieter pace of life. As you enter, you'll be welcomed by a tastefully designed entrance hall that sets the stage for the rest of the house. This thoughtful layout creates a sense of openness and warmth that you'll immediately appreciate. The spacious lounge at the rear of the house is a true gem. With its large windows and patio doors leading to the rear garden, this room is flooded with natural light. It's the ideal place to unwind, entertain guests, or simply enjoy the serene views of your beautifully landscaped garden. The kitchen/dining room is a chef's delight, featuring plenty of counter space and space for a dining area. Downstairs, you'll also find a convenient cloakroom, adding to the overall practicality of the home. Heading upstairs, you'll discover three well-proportioned bedrooms. The master bedroom boasts an en-suite shower room, offering privacy and convenience. The remaining bedrooms are equally spacious and can be customised to fit your family's needs. In addition there is a family bathroom with three piece suite. Externally the property comes with a side driveway leading to a detached garage, offering ample parking space and the convenience of secure storage. A neatly paved walkway leads to the inviting front porch, enhancing the property's curb appeal and providing a warm welcome to guests. Stepping through gated access to the rear you'll discover an enclosed lawned garden, bordered by fencing, a perfect space for outdoor activities and relaxation.



The Accommodation Comprises

Entrance Hall

20'5" x 7'2" (6.22m x 2.18m)

The entrance hall is generously spacious, featuring a radiator and providing convenient access to all downstairs rooms.

Cloakroom

6'6" x 3'3" (1.98m x 0.99m)

The cloakroom is equipped with a stylish pedestal wash hand basin featuring chrome fittings, complemented by a tiled splashback. It also includes a low flush WC, a radiator for added comfort, and a practical laminate floor, combining both functionality and aesthetics seamlessly.

Lounge

12'1" x 17'10" (3.68m x 5.44m)

The spacious lounge extends gracefully across the rear of the property, offering a cosy, inviting atmosphere and enough space to accommodate a dining area. A standout feature is the elegant Adam style fireplace, complete with a living flame gas fire, a marble inset and hearth, and a tasteful wooden surround that adds a touch of timeless charm. Sunlight bathes the room through the patio doors that open to the rear garden, while a UPVC window further enhances the ambiance, creating a perfect setting for relaxation and entertainment.

Kitchen/ Dining Area

15'9" x 10'3" (4.80m x 3.12m)

The kitchen boasts a bright and airy feel, characterised by its light wood shaker-style design that seamlessly blends with the modern aesthetic of the house. It's well-equipped with a diverse range of units and drawers, all complemented by a contrasting dark work surface. The inset stainless steel sink unit with a mixer tap is strategically placed under the UPVC window, providing a pleasant view of the front surroundings. Cooking enthusiasts will appreciate the presence of a gas hob, electric oven, and an extractor fan. Furthermore, there's ample room for essential appliances such as a washing machine, tumble dryer, and a freestanding fridge/freezer. The kitchen's practicality is further enhanced by the tiled flooring, ideal for easy maintenance, and the addition of ceiling spots, which illuminate the space brilliantly. With enough space for a breakfast table, a side courtesy door, and a radiator for comfort, this kitchen is both functional and inviting, making it the heart of the home.

First Floor

Access to all rooms.

Master Bedroom

13'9" x 9'2" (4.19m x 2.79m)

The master bedroom is a tranquil retreat, featuring a UPVC window that overlooks the serene rear elevation of the property. This well-appointed room also includes a radiator, ensuring both comfort and warmth, making it the perfect haven to unwind and relax.

En-Suite Shower Room

2'1" x 9'9" (0.64m x 2.97m)

The en-suite is a modern and elegant space, highlighted by a mosaic fully tiled shower enclosure with a sleek glass door and a plumbed-in shower for your convenience. The tasteful tiling extends halfway up the walls, adding to the room's design. It also features a wash hand basin and a low flush WC, providing all the essential amenities for your comfort and daily routine

Bedroom Two

9'11" x 11'2" (3.02m x 3.40m)

Bedroom two is a spacious double bedroom, offering ample room for comfort and relaxation. Located at the front of the property, it benefits from natural light and features a radiator for added warmth. A large UPVC window adds natural light.

Bedroom Three

10'0" x 8'3" (3.05m x 2.51m)

Bedroom three is generously proportioned, surpassing the average size of a standard bedroom. It boasts a radiator and features a window that allows natural light to flood the room. This spacious bedroom offers versatile possibilities for customisation and use, making it a valuable asset within the home.

Family Bathroom

7'5" x 3'9" (2.26m x 1.14m)

The bathroom exudes timeless elegance with its traditional three-piece suite, which includes a panel bath complete with a mixer tap and a convenient hand-held shower. Additionally, you'll find a pedestal wash hand basin and a low flush WC, providing all the essential amenities for your comfort and convenience. The room is beautifully adorned with mosaic tiling, which extends throughout. A practical laminate floor enhances the space, ensuring easy maintenance. For privacy, a well-placed window allows in natural light without compromising your personal space.

Outside

Outside, this property presents a thoughtfully designed

landscape. A spacious driveway to the side provides ample parking space and leads to a detached garage, offering both convenience and secure storage options. The frontage is attractively graveled, with a paved walkway leading to the front door, ensuring a welcoming entrance for pedestrians. Gated access on either side of the property leads to the rear garden, which is a true outdoor oasis. Here, you'll find a lush lawn, perfect for outdoor activities and relaxation. At the center of the lawn, a small paved seating area beckons you to enjoy the outdoors in comfort. The entire garden is enclosed by fencing, providing privacy and security, making it an ideal space for both peaceful moments and social gatherings.

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.





