





Abode are delighted to offer for sale this versatile semi-detached dorma bungalow.

The property can be configured to suit a range of needs, offering either three bedrooms or two bedrooms with an additional reception room, depending on preference. Externally, it benefits from off-road parking and an enclosed rear garden, ideal for both relaxing and entertaining.

Situated in the highly sought-after village of Tean, the home is within walking distance of local shops, schools, and everyday amenities, whilst still enjoying a semi-rural setting with surrounding countryside. The nearby towns of Cheadle and Uttoxeter are also easily accessible, offering a wider range of facilities and transport links.

The accommodation briefly comprises;- an entrance hallway, kitchen, living room, conservatory, bathroom, a flexible bedroom/dining room, and a further bedroom to the ground floor. To the first floor, the loft conversion provides an additional bedroom.

This adaptable home is ideal for a variety of buyers, and early viewing is highly recommended to fully appreciate its potential.



### Entrance Hallway

UPVC double glazed door leading in from the side, central heating radiator and storage cupboard.

### Living Room

UPVC double glazed bay window to the front elevation, central heating radiator, stairs leading to the first floor and electric feature fireplace with mantle and hearth.

### Kitchen

Base and eye level units with complimentary worktops, stainless steel sink with draining board, space and plumbing for a cooker with extractor hood above. Space and plumbing for a washing machine, fridge and freezer, UPVC double glazed windows to the side and rear elevations, tiled flooring a partially tiled walls, central heating radiator, panelling, loft access and storage cupboard housing the boiler.

### Conservatory

UPVC double glazed windows to the side and rear elevations, tiled flooring, door leading out into the garden, central heating radiator.

### Bathroom

WC, wash hand basin and double shower cubicle. Tiled flooring and partially tiled walls, storage cupboards, central heating radiator and UPVC double glazed window to the side elevation.

### Bedroom/ Dining Room

UPVC double glazed window to the front elevation, central heating radiator and storage cupboard with shelving.



### Bedroom

UPVC double glazed window to the rear elevation, central heating radiator and built in wardrobes.

### Landing

Access to the loft and central heating radiator on the lower landing.

### Bedroom

UPVC double glazed windows to the side elevation, central heating radiator.

### Outside





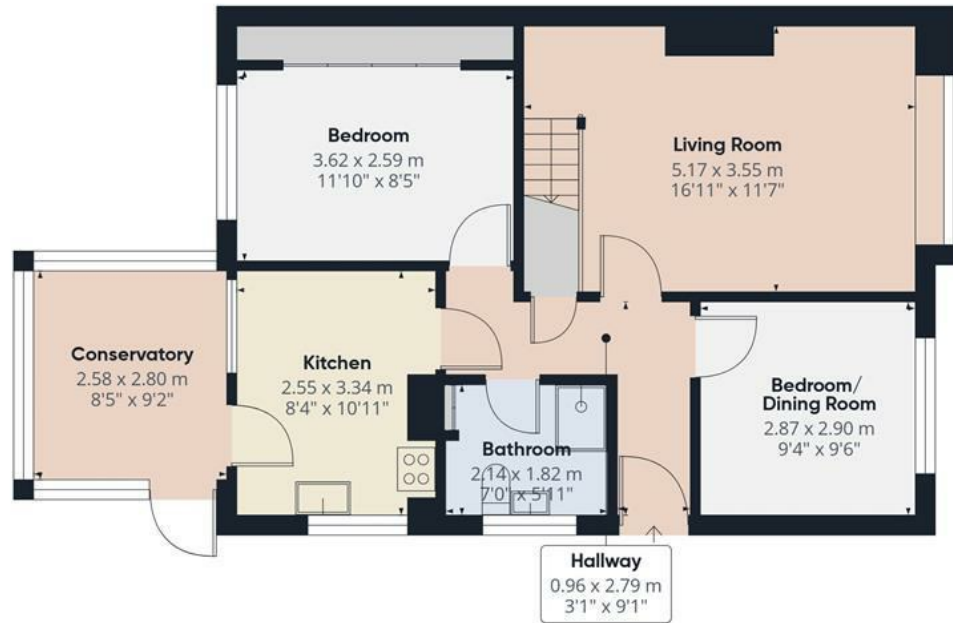


To the front there is off road parking for numerous vehicles, with mature borders and gated access to the carport. To the rear the garden offers patio and lawned area, complete with a garden shed.









Floor 0



Floor 1



**Approximate total area<sup>m</sup>**

76.8 m<sup>2</sup>

826 ft<sup>2</sup>

**Reduced headroom**

2.2 m<sup>2</sup>

23 ft<sup>2</sup>

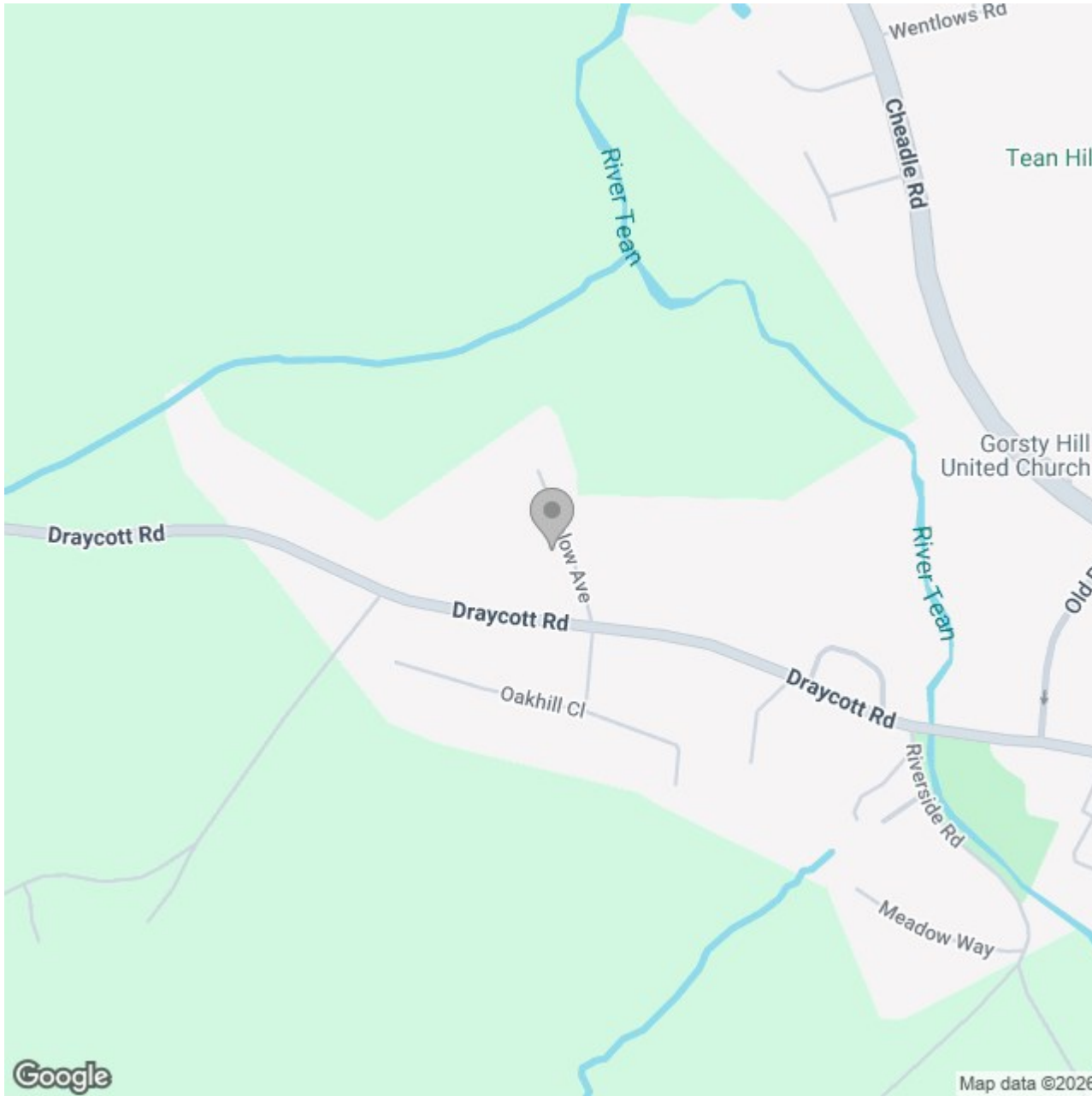
(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>73</b>
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	