





\*\*\*\* BEAUTIFULLY PRESENTED HOME IN A  
PEACEFUL CUL-DE-SAC LOCATION \*\*\*\*

Abode are excited to present this exceptional property in the sought-after area of Tean. The home benefits from UPVC double glazing, a new gas boiler, and a recently refurbished kitchen, making it a truly modern and energy-efficient choice. In brief, the property comprises an inviting entrance hall, a guest cloakroom, a spacious lounge, a bright family room, and a well-equipped dining kitchen with a utility room. The kitchen has been recently upgraded with contemporary fittings and finishes. The garage has been partially converted and is currently used as a gym/dance studio, offering versatile space.

On the first floor, you'll find four generously sized bedrooms, including a master suite with an en-suite shower room, along with a modern family bathroom. To the front, there is ample parking, and to the rear, a private enclosed garden. The front part of the garage continues to be used for storage.

VIEWING IS HIGHLY RECOMMENDED.



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## Hallway

With a UPVC double glazed window to the front elevation and PVC panelled at front entry door, smoke alarm, door bell chime, stairs rising to the first floor landing with a useful stairs storage cupboard which house is the electrical consumer unit. Internal doors from the hallway lead to:

## Kitchen/Diner

With 2x UPVC double glazed windows to front and side elevations, the refitted kitchen features a range of matching base and eye-level storage cupboards and drawers with marble effect drop edge preparation work surfaces, central heating radiator, a range of integrated appliances, including a one and a half composite sink and drainer with mixer tap, oven, grill, dishwasher, five ring stainless steel gas hob with matching extractor hood, complementary tiling to both floor and wall coverings, spotlighting to ceiling, internal door leading to:

## Utility Room

With a UPVC double glazed side entry door, tiled floor throughout, a range of matching base and eye-level storage cupboards with marble effect drop edge preparation work surfaces and complementary tiling surrounding. Stainless steel sink and drainer with mixer tap plumbing space for freestanding under the counter white goods, recently installed Worcester Bosch central heating gas boiler, central heating radiator and extractor fan.



## Cloaks/WC

With a low-level WC, pedestal wash hand basin with tiled splashback, tiled flooring throughout, chrome heated tiled radiator and extractor fan.

## Lounge

With a UPVC double glazed window to the rear elevation, central heating radiator, the focal point of the room being the electric fireplace with a timber Adam style surround, TV aerial point, thermostat, UPVC double glazed sliding doors leading to:







### Family Room

With UPVC double glazed windows to both side and rear elevations, UPVC double glazed double doors leading to the rear garden, central heating radiator, spotlighting to ceiling and internal door leading to:

### Gym/Garage Conversion

With panelled flooring throughout, electrical socket points, currently utilised as a gym but could equally be utilised for a range of various purposes suited to the discerning buyer to include home office/study, or play room.

### Landing

With a UPVC double glazed window to the side elevation, smoke alarm, access to loft space via loft hatch, airing cupboard housing the hot water tank, internal doors lead to:

### Bedroom One

With a UPVC double glazed window to the front elevation, central heating radiator, a range of built-in fitted wardrobe side doors comprising of hanging rails and shelving, TV aerial point, internal door leading to:

### En-suite

Featuring a three-piece shower room suite comprising of low-level WC with continental flush, wash hand basin with mixer tap, double shower cubicle with waterfall showerhead and complementary tiling to wall coverings, chrome heated tiled radiator and extractor fan.

### Bedroom Two

With a UPVC double glazed window to the rear elevation and central heating radiator.

### Bedroom Three

With a UPVC double glazed window to the front elevation and central heating radiator.

### Bedroom Four

With a UPVC double glazed window to the rear elevation and central heating radiator.

### Bathroom

With a UPVC double glazed frosted glass window to the side of elevation, featuring a three-piece family bathroom suite comprising of low-level WC with continental flush, floating wash hand basin with mixer tap, panelled bath unit with mixer tap and complementary tiling to both floor and wall coverings, heated towel radiator and extractor fan.

### Outside

Ample parking to the front and side of the property. The front of the garage still has an up and over door and is used for storage. The rear garden is enclosed offering lawn lawn and patio areas.











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Floor 0

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

134.08 m<sup>2</sup>

1443.23 ft<sup>2</sup>



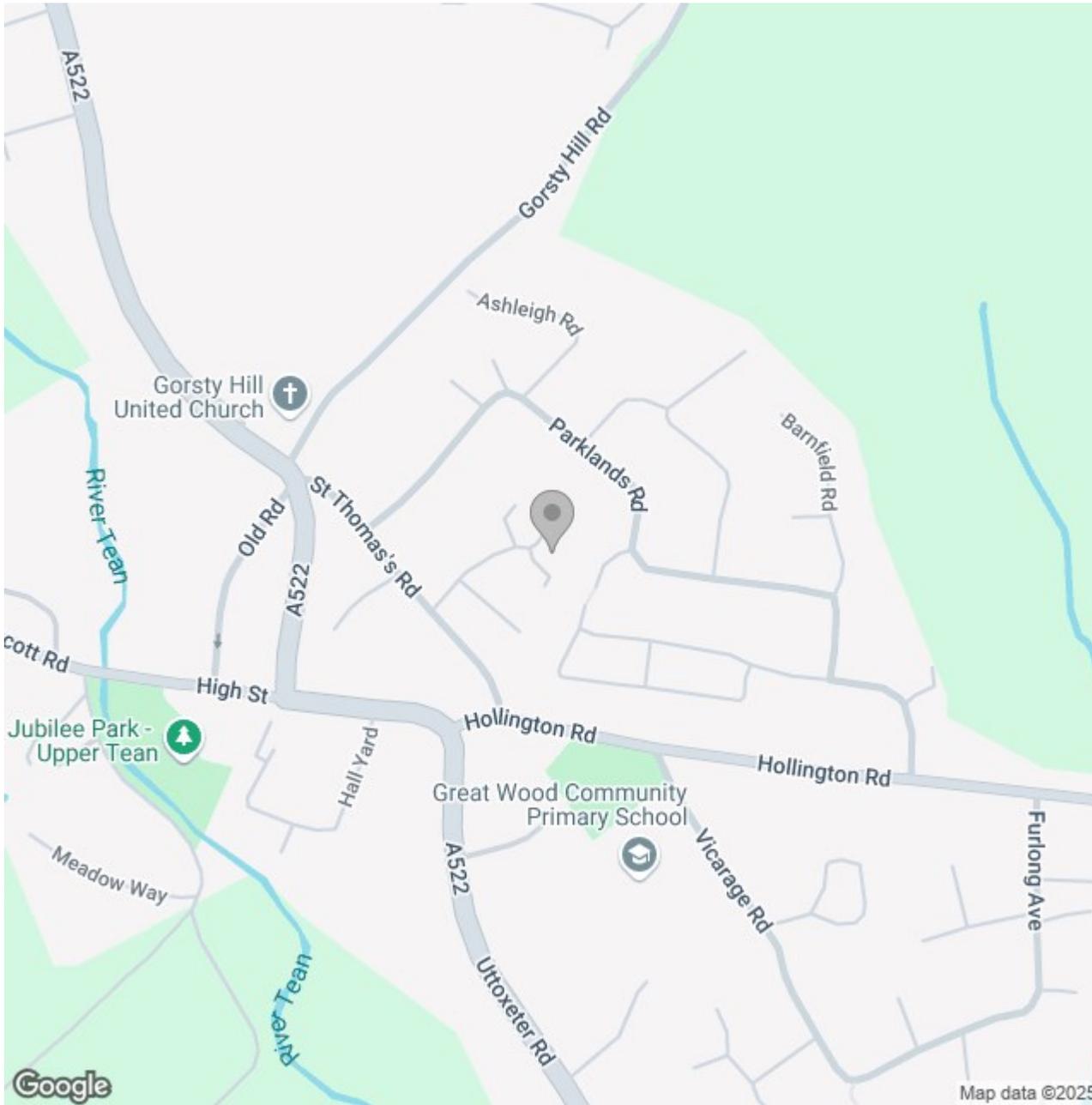
Floor 1

(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



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	