ABODE
SALES & LETTINGS

Meadow Way, Tean, ST10 4EF

£280,000



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This impressive three double bedroom link detached bungalow offers spacious and versatile accommodation throughout and has been thoughtfully improved by the current owners to a very good standard.

Occupying an attractive position in the popular village of Tean, one of the property's standout features is the stunning open outlook across fields to the front, providing a wonderful sense of space and a pleasant rural backdrop.

Despite its attractive setting, the property remains conveniently positioned for the range of shops, schools and everyday amenities available within Tean. The nearby towns of Cheadle and Uttoxeter provide a wider selection of shopping and leisure facilities, while the A50 is just a short drive away, offering excellent connections for those commuting towards Stoke-on-Trent, Derby and the surrounding areas.

Internally, the accommodation is generously proportioned and benefits from double glazing and gas central heating throughout. In brief, the property comprises; an entrance porch, spacious living room, well-appointed kitchen/diner, useful rear porch/utility area, three double bedrooms, family bathroom and an en-suite shower room to the principal bedroom.

Externally, the property benefits from off-road parking and a beautifully maintained, fully enclosed rear garden, providing an attractive and private space for relaxing, entertaining and enjoying the warmer months.

Combining generous single-storey living, and an enviable outlook, this superb bungalow would suit a variety of buyers, including those looking to downsize without compromising on space. The bungalow benefitted from a new roof in 2023.

Early viewing is highly recommended to fully appreciate the accommodation, presentation and wonderful setting this property has to offer.

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Entrance Porch
UPVC double glazed door leading into the property, with windows to the front and side elevations.

Living Room
Wooden glazed windows to the front elevation, door leading in from the entrance porch, central heating radiator, electric feature fireplace, and wooden glazed windows overlooking the kitchen.

Kitchen Diner
Fitted with modern base and eye-level units with complementary worktops, inset sink with draining board, integrated cooker and grill, hob with extractor hood above, and space and plumbing for a slimline dishwasher. UPVC double glazed windows to the rear and side elevations, spotlighting, central heating radiator, and ample space for a dining table and chairs.

Rear Porch/ Utility
UPVC double glazed door leading out into the garden, UPVC double glazed window to the side elevation, space and plumbing for a washing machine, central heating radiator, and useful storage cupboard.

Master Bedroom
UPVC double glazed patio doors leading out into the rear garden, and two central heating radiators.



Ensuite
Three-piece suite comprising WC, wash hand basin with storage cupboard below, and P-shaped bath with shower over and glass shower screen. The shower features both waterfall and handheld shower heads. Tiled flooring, partially tiled walls, towel radiator, and spotlighting.

Hallway
Access to two bedrooms.




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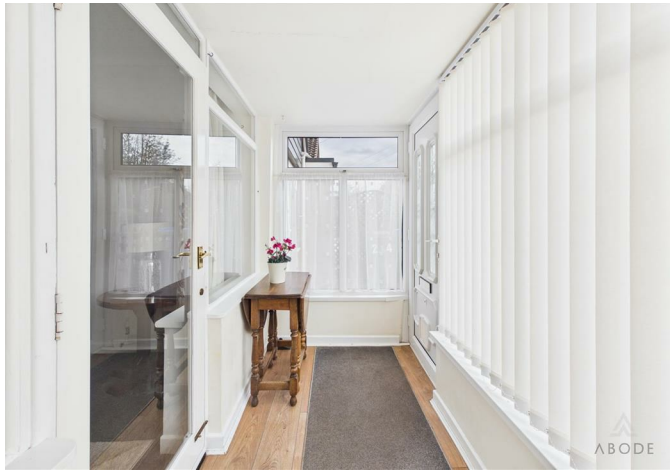

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Bedroom
UPVC double glazed windows and patio doors to the front elevation, loft access and central heating radiator.

Hallway
Useful storage cupboard.

Bedroom
UPVC double glazed window to the front elevation, central heating radiator, and built-in shelving unit.

Shower Room
Modern suite comprising WC, wash hand basin with storage cupboard below and complementary worktop, and walk-in shower with glass shower screen, waterfall and handheld shower heads. Partially tiled walls, tiled flooring, UPVC double glazed window to the rear elevation, spotlighting, underfloor heating and towel radiator.

Outside
To the front, a driveway provides off-road parking, with the property enjoying a particularly attractive open outlook across the neighbouring fields, creating a wonderful sense of space.

To the rear is a generous, fully enclosed garden, predominantly laid to lawn and complemented by a paved patio and decked seating area, providing ideal spaces for outdoor dining, entertaining and relaxing.

The garden is further enhanced by a summer house, greenhouse and useful garden shed, offering additional space for storage, hobbies and enjoying the garden throughout the year.

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In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, as amended, Abode Midlands Ltd is legally required to undertake appropriate anti-money laundering checks as part of the property buying and selling process.
All prospective purchasers proceeding with a property transaction will be required to complete appropriate identity verification and provide satisfactory information regarding their purchasing arrangements and source of funds. Where applicable, additional checks may be required for individuals providing gifted deposits, third-party contributors, company purchasers and beneficial owners.

These checks may be requested during the offer process.

PIF Disclaimer - Cheadle Office
Property Particulars

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Measurements and Floor Plans

All measurements and floor areas are approximate. Floor plans are for illustrative purposes, may not be to scale and should not be relied upon for precise measurements.

Photographs and Illustrations

Photographs show the property's appearance at the time taken. Furniture and appliances shown may not be included. A.I. created images and digitally altered photographs are illustrative, with material alterations identified where appropriate.

Services and Installations

Unless stated otherwise, Abode has not tested any services, installations or appliances. Purchasers should obtain appropriate professional inspections where required.

Tenure and Legal Matters

Information concerning tenure, boundaries, rights of way, covenants, planning and building regulations is based on available information. Purchasers should ask their solicitor to verify these matters before entering into a binding contract.

Fixtures and Fittings

Only fixtures, fittings and contents expressly agreed as part of the sale are included.

General

Please contact Abode for clarification of any information important to your purchase. These particulars do not form part of a contract. Nothing in this disclaimer excludes any liability or consumer rights that cannot lawfully be excluded.

Service Charges and Management Fees

Modern and new-build properties may be subject to service charges or estate management fees. Purchasers should confirm details with their solicitor.


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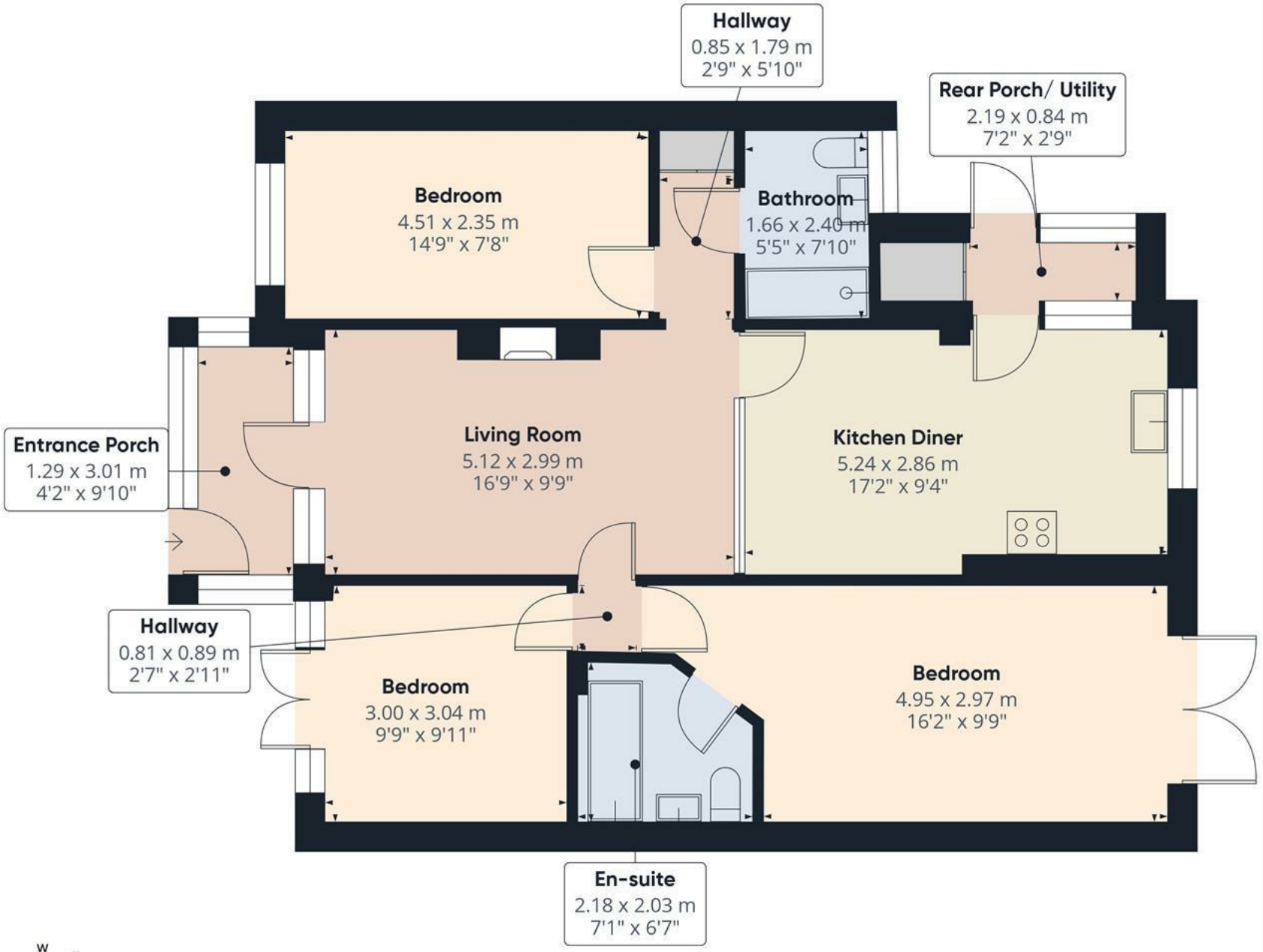









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Approximate total area(1)

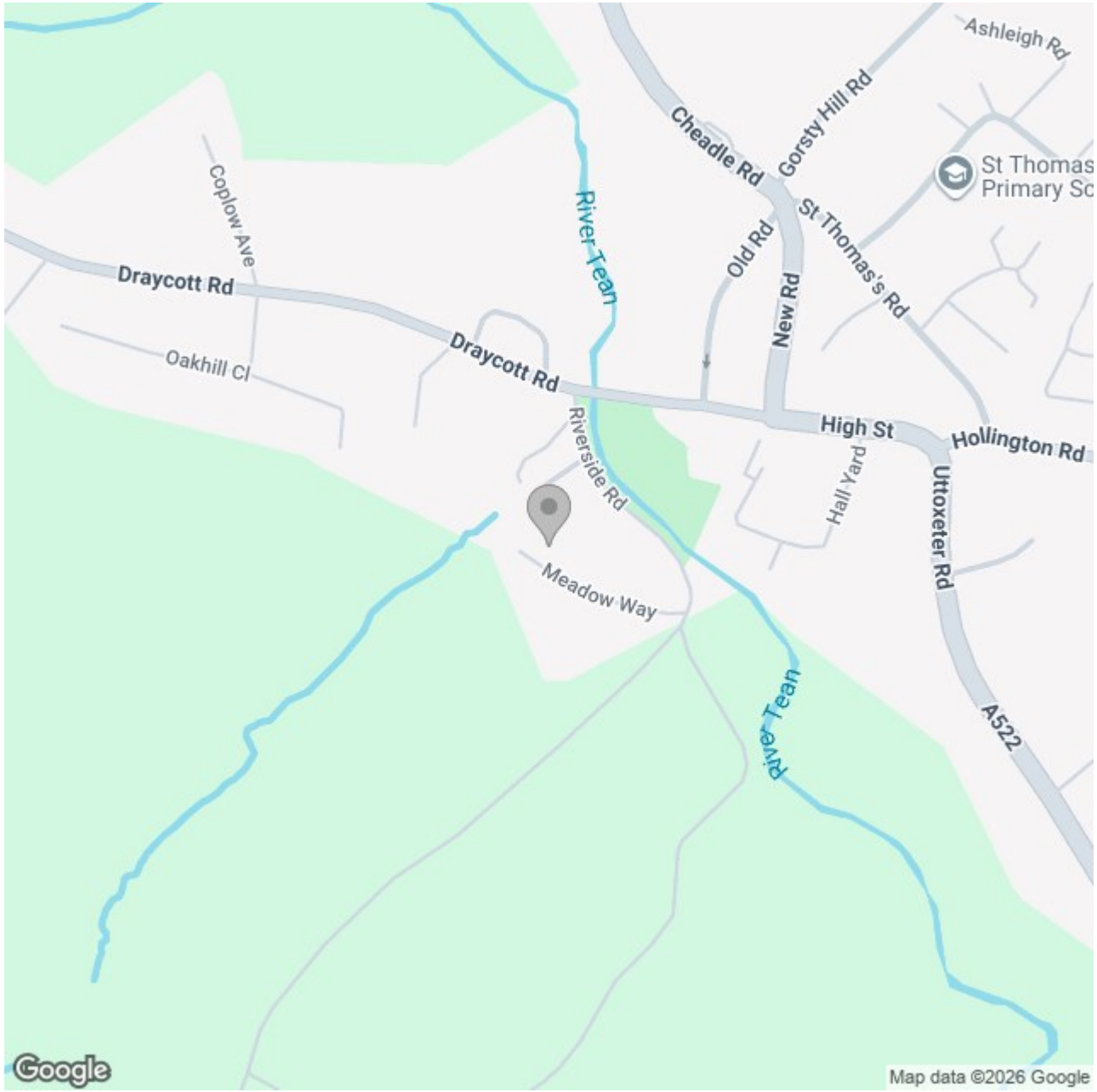
84.3 m²

907 ft²

(1) Excluding balconies and terraces

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	71	
(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	

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