

40 Cavendish Road, Tean, Staffordshire ST10 4RH

Offers around £450,000

Kevin Ford & Co. Ltd.

Chartered Surveyors, Estate Agents &Valuers

An impressive modern detached family home offering spacious and versatile accommodation, perfectly suited to contemporary family living. This beautifully presented property enjoys a generous layout throughout, ideal for both everyday life and entertaining.

The ground floor welcomes you with an inviting entrance hall with convenient downstairs WC off, leading into a superb through lounge and dining area filled with natural light, creating a wonderful sociable space. From the dining area, patio doors open into a delightful conservatory, providing an additional reception space and a perfect spot to enjoy views of the garden all year round. The stylish fitted kitchen is well-equipped with appliances and complemented by a separate utility room, while an additional reception room offers flexibility as a home office, playroom or snug.

To the first floor, the property continues to impress with a generous principal bedroom complete with en suite facilities, alongside three further well-proportioned bedrooms and a modern family bathroom.

Externally, the home boasts a particularly attractive and sizeable rear garden, mainly laid to lawn with additional space extending along the side—perfect for families, outdoor entertaining or simply enjoying the surroundings. To the front, a shared tarmac driveway leads to a substantial block-paved driveway, providing ample off-road parking and access to a detached double garage.

Occupying a prime position at the end of a quiet cul-de-sac within a highly sought-after residential development, the property enjoys a peaceful setting with delightful open countryside views to the rear—offering the perfect balance of privacy, space and location.







The Accommodation Comprises:

Entrance Hall
Entered via a uPVC front entrance door, flanked by windows to either side, allowing for plenty of natural light. The welcoming hallway features laminate flooring and provides access to the principal ground floor accommodation.

Cloakroom
Offering a low flush WC., wash hand basin with vanity under and radiator.

Spacious Lounge
16'6" x 11'3" (5.03m x 3.43m)
A well-proportioned reception room featuring a uPVC bay window that allows for an abundance of natural light. The focal point of the room is a stone-effect fireplace incorporating a fitted living flame gas fire set upon a marble hearth. Laminate flooring flows seamlessly throughout, with an archway leading through to the dining area.

Dining Area
8'11" x 11'3" (2.72m x 3.43m)
Open plan from the lounge, creating a lovely sense of flow, with laminate flooring continuing throughout. There is ample space for a dining table and chairs, with patio doors leading through to the conservatory.

Conservatory
11'9" x 12'10" (3.58m x 3.91m)
A bright and inviting conservatory featuring uPVC windows that allow for an abundance of natural light, with laminate flooring throughout. French doors provide direct access to the rear garden, making it an ideal space for relaxing or entertaining while enjoying views of the outdoors.

Fitted Kitchen
14'7" x 9'9" (4.45m x 2.97m)
A beautifully appointed kitchen fitted with an attractive range of country-style cream wall and base units, complemented by warm wooden-effect work surfaces and coordinating cream tiled splash-backs. Finished with traditional brushed pewter handles, the space blends classic charm with modern practicality.
Designed with both everyday living and entertaining in mind, there is space for a Rangemaster cooker with a stylish stainless steel splash-back and extractor hood over, along with space and plumbing for a dishwasher. Inset spotlighting enhances the space, while tiled-effect cushion flooring adds both comfort and durability.
A stainless steel sink with mixer tap and drainer is perfectly positioned beneath one of two windows overlooking the rear, allowing for plenty of natural light. A breakfast bar provides an ideal spot for casual dining or morning coffee, completing this inviting and functional kitchen space.

Utility Room
6'3" x 8'1" (1.91m x 2.46m)
A practical utility space fitted with wooden-effect units, offering additional storage and workspace. There is space and plumbing for a washing machine, along with an inset stainless steel sink unit and tiled splash-back.
Further benefits include fitted shelving and double cupboards, providing excellent storage solutions. The room features a tiled floor for durability and easy maintenance, with a courtesy door giving access to the side elevation, complemented by a frosted side window allowing in natural light while maintaining privacy.

Office/ Reception Room
11'0" x 8'4" (3.35m x 2.54m)
A versatile room offering excellent flexibility, ideal for use as a home office, study or additional reception space. Featuring a window providing natural light and a radiator for comfort.

First Floor
Stairs from the Entrance Hall lead to the:

Landing
Access to all bedrooms.

Master Bedroom
10'3" x 14'4" (3.12m x 4.37m)
A well-proportioned principal bedroom featuring a uPVC window that enjoys lovely open views, creating a light and airy feel. The room benefits from a radiator and a range of built-in wardrobes, providing excellent storage.

En-Suite
4'9" x 6'8" (1.45m x 2.03m)
Stylishly appointed with fully tiled walls, the en suite comprises a wash hand basin set within a vanity unit with mixer tap, a low flush WC, and a separate shower cubicle with plumbed-in shower. A uPVC privacy window allows for natural light, while a tiled floor completes this modern and practical space.

Bedroom Two
12'7" (max) x 14'4" (3.84m (max) x 4.37m)
A well-proportioned second bedroom featuring a uPVC bay window to the front elevation, allowing for plenty of natural light. The room also benefits from a radiator and fitted wardrobes, currently open-fronted, providing useful storage while creating a spacious and versatile feel.

Bedroom Three
10'0" x 9'5" (3.05m x 2.87m)
A well-presented third bedroom featuring a uPVC window allowing for natural light, along with a radiator for comfort. The room also benefits from a built-in wardrobe, providing useful storage space.

Bedroom Four
10'5" (max) x 8'7" (3.18m (max) x 2.62m)
Offering a uPVC window allowing for natural light, along with a radiator for comfort. The room also benefits from a built-in wardrobe, providing useful storage.

Bathroom
7'7" x 5'5" (2.31m x 1.65m)
Featuring fully tiled walls and a panelled bath with chrome taps and shower over. The suite also includes a wash hand basin and low flush WC. A uPVC privacy window allows for natural light, while a tiled floor completes this clean and practical space.

Outside
To the front of the property, a shared tarmac driveway provides access to a generous block-paved driveway, offering ample off-road parking and leading to a detached double garage with loft space for further storage. The Garage presents excellent potential for conversion, subject to the necessary consents, making it ideal for use as an annexe or additional accommodation.
The rear garden is particularly attractive and thoughtfully arranged, featuring a lawned area complemented by a gravelled border and a decked patio—perfect for outdoor seating and entertaining. A barked section sits to the side, while a further generous lawn extends along the length of the property, creating a versatile outdoor space.
Mature trees and established shrubs line the borders, adding character and privacy. The property enjoys a delightful position backing onto open fields, affording pleasant countryside views and a peaceful setting.

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.


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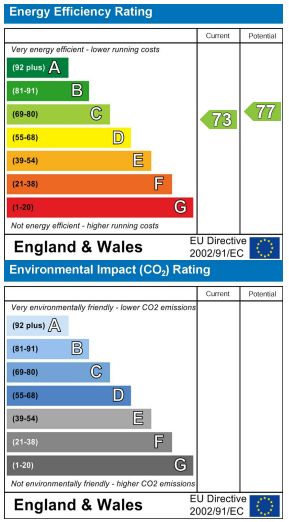












TOTAL AREA: APPROX. 1822.3 SQ. FEET

Plan produced by 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.

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