

## 9 Cavendish Road, Tean

£465,000 Freehold

Nestled in the peaceful Tean with its own supermarket, cafés, eateries, top-rated schools, and easy access to the A50, everything you need is just around the corner. • The eco-friendly extras: the property features solar panels on a feed-in tariff, generating surplus energy that not only helps the planet but also earns you a little extra. • The property boasts five bedrooms in total, a master bedroom with ensuite, three doubles and a good sized single perfect for a guest bedroom, nursery or home office. • Parking for multiple cars on the driveway, as well as a garage space for an additional car. Lush green lawns bordered by mature shrubs and trees with a patio area and some raised decking. • Lots of family space with the living room, dining room, conservatory and the kitchen/breakfast room.





**"I like to move it, move it"... so move right into this stunning four-bedroom family home that has room for everyone!** Nestled in a peaceful location with its own supermarket, cafés, eateries, top-rated schools, and easy access to the A50, everything you need is just around the corner. Craving more buzz? Cheadle and Uttoxeter are just a short drive away, offering plenty of shopping, dining, and entertainment. For outdoor lovers, enjoy riverside strolls in Jubilee Park or fun-filled weekends at Alton Towers—just a stone's throw away. Step through the spacious entrance hall and into a welcoming sitting room featuring a beautiful bay window and a cosy exposed brick fireplace with a log burner—perfect for relaxing evenings. Beyond, the dining room offers ample space for a large table, ideal for entertaining friends and family. And if you fancy a quiet cuppa in the sun, the bright conservatory overlooking the rear garden provides the perfect retreat. At the heart of the home is the generous kitchen—an open, airy space with gorgeous matte white cupboards, wood finishes for a homely touch, and plenty of storage finished off with a character Range cooker. It even has a breakfast bar, ideal for morning coffees and croissants. Downstairs also features a versatile fifth bedroom, perfect as a guest room, nursery, home office, or dressing room, plus a modern shower room. Upstairs, you'll find four well-sized bedrooms, including a spacious master with an en-suite shower room and walk in wardrobe. The remaining three double bedrooms are perfect for the rest of the family and are served by a stylish family bathroom with a shower-bath combo. The garden is a real highlight, with lush green lawns bordered by mature shrubs and trees and plenty of space for children to play. A patio area invites you to host summer BBQs or unwind with your favourite tippie. At the garden's end, a raised decking area, your own 'stairway to heaven', is perfect for stargazing or relaxing with a book in hand. Parking is no problem here, with a spacious driveway for multiple vehicles and a garage that fits another car—perfect for those frosty winter mornings. And let's not forget the eco-friendly extras: the property features solar panels on a feed-in tariff, generating surplus energy that not only helps the planet but also earns you a little extra. This home truly has it all—space, style, location, and thoughtful touches throughout. Book in a viewing today and move on into your next chapter.



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Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

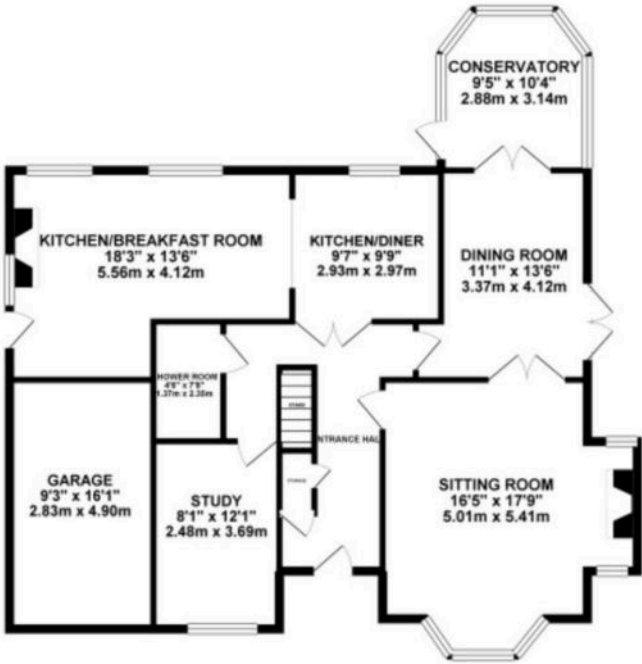
EPC Environmental Impact Rating:



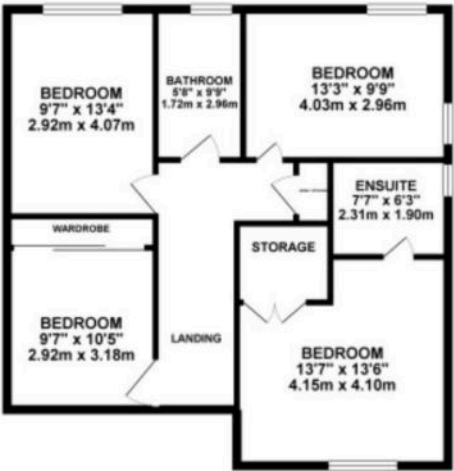




GROUND FLOOR 1200.86 sq. ft.  
( 111.56 sq. m. )



1ST FLOOR 783.32 sq. ft.  
( 72.77 sq. m. )



TOTAL FLOOR AREA : 1984.18 sq. ft. ( 184.34 sq. m. ) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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