



14 Willow Close, Tean

£350,000 Freehold

Located in the peaceful village of Tean with its own supermarket, cafés, and eateries, plus great schools and easy access to the A50. • The property boasts three bedrooms, two doubles and a large single, perfect as a guest room, nursery, home office or dressing room. • Ample parking for multiple cars and a garage, perfect for those frosty mornings to come. • The rear backs on to views of the countryside. A manicured lawn framed by mature trees and shrubs. A paved patio area is just waiting for your garden furniture and summer BBQs. • A large lounge with multiple glazed doors out on to the balcony. Sit and enjoy your favourite tipple, watching the world go by.



Rooted in Charm, Designed for Living, Welcome to 14 Willow Close. Like a proud tree offering deep, strong roots, 14 Willow Close invites you to slow down, breathe deeply, and feel truly at home. Nestled in the heart of the peaceful village of Tean, this three-bedroom detached home offers the perfect balance of countryside calm and everyday convenience. Set against open countryside views to the rear, it's a place where time seems to slow and life feels just a little more peaceful. Whether you're drawn by the natural setting, the character of the home, or the promise of a simpler lifestyle, this could be the sanctuary you've been looking for.

The Location: A Village with Everything You Need Tean is more than just a quiet village, it's a community with all the essentials close at hand. From your doorstep, you're within walking distance of a local supermarket, charming cafés, and welcoming eateries. Families will appreciate the excellent local schools, while commuters will love the easy access to the A50 and regular bus routes connecting you to nearby towns. If you're craving a little more buzz, the market towns of Cheadle and Uttoxeter are just a short drive away, offering shops, restaurants, and entertainment. For outdoor lovers, there are riverside walks to enjoy in nearby Jubilee Park, and weekend adventures await at Alton Towers, just a stone's throw from home.

Step Inside: Space, Light, and Comfort. Through the entrance porch and to your left, you'll find the heart of the home, a bright, welcoming kitchen-diner. Multiple windows fill the space with natural light, creating a cheerful atmosphere for cooking, dining, and gathering. Cream cabinetry provides ample storage, topped with sleek black gloss worktops. There's room for a breakfast table, perfect for that morning coffee or a casual family meal. Just off the kitchen is a practical utility room – ideal for laundry and keeping everyday clutter out of sight and out of mind. Wander down the hallway to discover the inviting lounge. Here, a cosy fire surround adds a warm touch, while glazed double doors open onto the balcony and garden beyond. Throw them open and soak up the serene views – the perfect backdrop for relaxation or entertaining. The home's family shower room features a walk-in shower and modern finishes, while the three bedrooms offer flexible living. Two generous doubles and a spacious single provide plenty of options – whether you need a nursery, guest room, home office, or dressing room. The two double bedrooms have direct access to the rear garden – a beautiful way to start your day with light and nature right outside your door.

Outdoor Living: Your Private Green Retreat. Step outside to a lush rear garden with a manicured lawn framed by mature trees and shrubs. A paved patio area is just waiting for your garden furniture and summer BBQs. Whether you're entertaining or enjoying a quiet moment with a book, this garden offers a slice of countryside bliss. To the front, a brick-paved driveway offers parking for multiple vehicles, an EV charger for electric cars, along with a garage for extra storage or secure parking – especially handy on frosty mornings. Ready to Put Down Roots? 14 Willow Close is more than a house – it's a lifestyle. Peaceful, practical, and perfectly placed for modern life. Call today to arrange your viewing and take the first step toward your next chapter. *This property has no chain*



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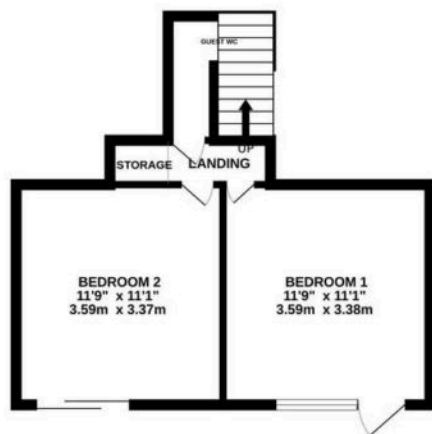
Tenure: Freehold

EPC Energy Efficiency Rating: C

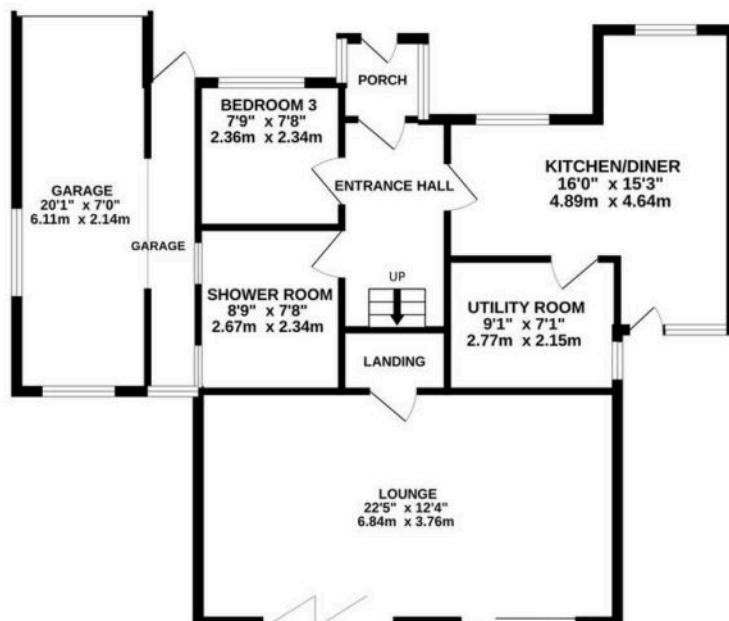
EPC Environmental Impact Rating:



BASEMENT
305 sq.ft. (28.4 sq.m.) approx.

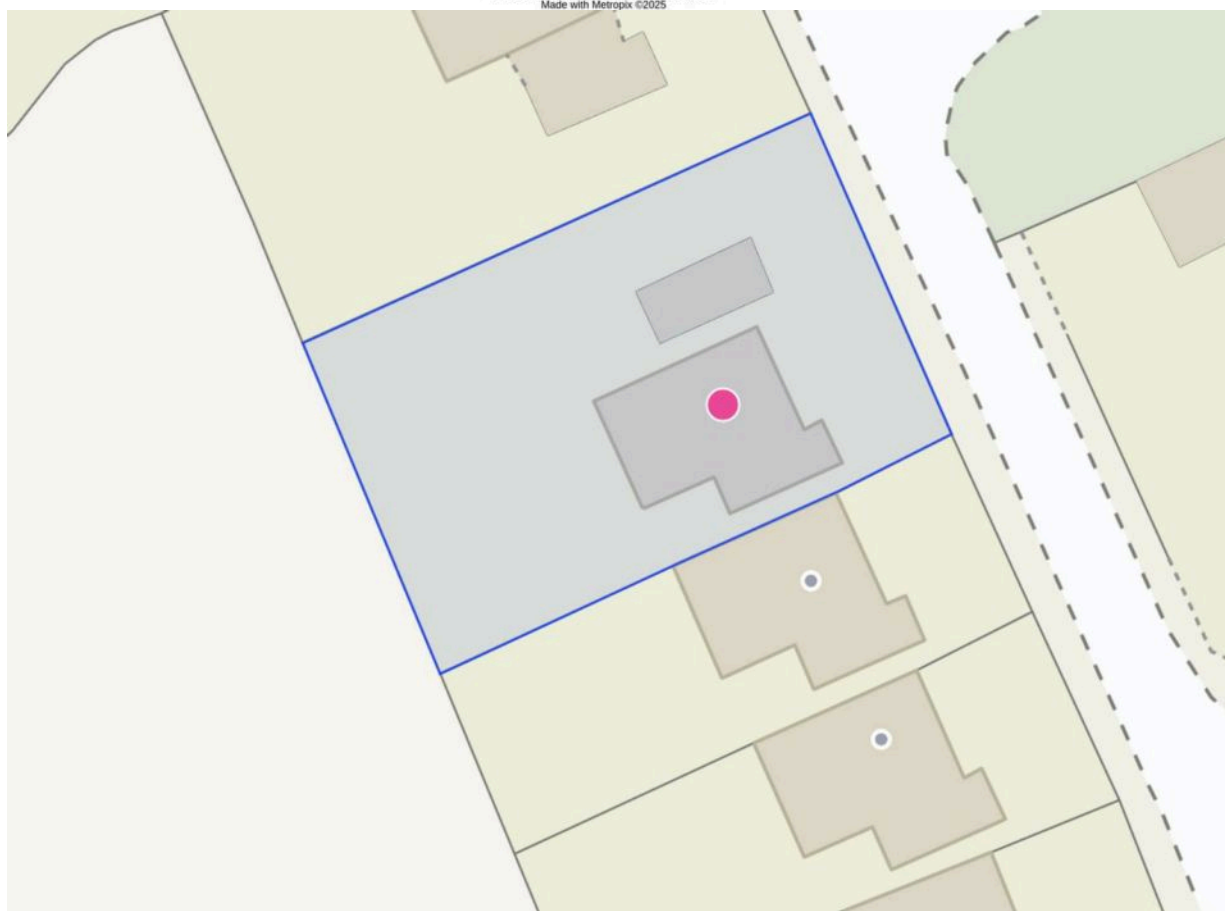


GROUND FLOOR
925 sq.ft. (86.0 sq.m.) approx.



TOTAL FLOOR AREA : 1230 sq.ft. (114.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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