



The Peverill Tenford Lane

Tea Valley View, Upper Tea, ST10 4EN

£399,995



"Every Home Is a Show Home" at Tea Valley View. With a beautiful walled entrance with a long sweeping driveway leading to the most impressive homes and frontages. Investing in a new home at Tea Valley View offers countless benefits including; high specifications throughout, modern amenities, energy efficient designs, improved comfort and enhanced family living spaces. You can truly make a house a home with long lasting memories. Situated in Upper Tea, Staffordshire Moorlands, Tea Valley View is accessible to all major road networks including the A50 and A500 with the closet train network being Uttoxeter and Stafford.



Tea Valley Development

Tea Valley View is a picturesque development of 2, 3 and 4 bedroom homes tucked away in the Staffordshire Moorlands. Situated in Upper Tea, located three miles away from the Blythe Fields junction of the A50, which makes it a convenient 30-minute drive to Stoke, Stafford, Derby and Utttoxeter with convenience to the A500. The local town boasts many traditional family-owned shops, including a butcher, bakery, jeweller, furniture and oatkake shop, plus an array of independent cafes. The development is home to a variety of build styles featuring impressive sized plots and parking spaces, with high specifications included in all of the designs - Heat Air Source Pumps, Underfloor Heating, Bi-Fold Doors and Fitted Wardrobes to all bedrooms to list a few.

Kitchen/Diner/Lounge 25'8" x 16'9" (7.83 x 5.13)

Utility 8'6" x 5'10" (2.6 x 1.8)

Bedroom One 11'2" x 12'7" (3.41 x 3.86)

En-Suite 8'6" x 3'6" (2.61 x 1.08)

Bedroom Two 8'9" x 11'5" (2.68 x 3.49)

Bathroom 8'9" x 7'6" (2.69m x 2.30m)

Agents Notes

Freehold
Management/Estate Charge: £250 annum approx
For rental yields please contact a member of the Denise White Estate Agency team

Features

- 'Every Home is a Show Home' with Markden Homes
- Offering a high quality finish and best specifications;
- Open Plan Living Accommodation
- Under floor heating to the ground floor
- Generous living spaces
- Opulent master bedroom en-suite featuring high-quality finishes
- Fitted wardrobes to all bedrooms
- AEG appliances and electrical accessories throughout
- Quartz kitchen worktops
- Oak doors throughout
- Turfed and rear fenced gardens, plus external electrical socket and bib tap
- B rated energy efficiency
- 10 Year ICW warranty
- Wireless intruder alarm provide peace of mind

Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

About Your Agent

"Work hard. Stay humble. Always be kind" - Denise White

Property is personal and so is our approach. Led by Denise White, our experienced team combines honest advice, local knowledge and standout marketing to help people move with confidence. More than property, it's about people, homes and the next chapter.

Buyer ID Checks

Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

We Won!

Denise White Bespoke Estate Agents has been honored with the esteemed Gold Award 2024 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

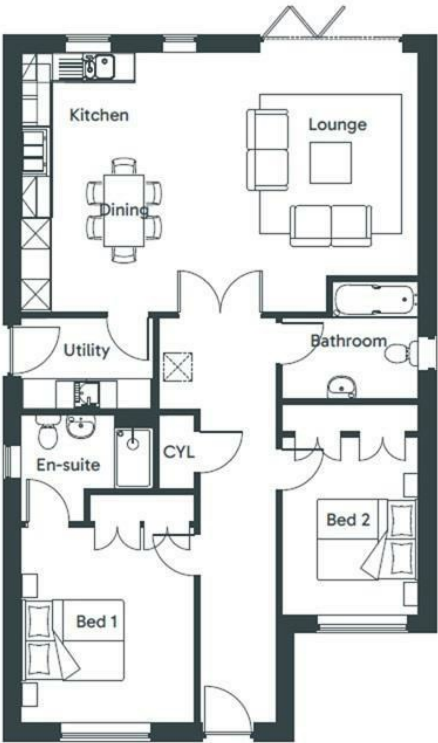
As part of the assessment, the British Property Awards mystery shopped 90% of estate agents nationwide, evaluating their telephone etiquette, responsiveness to emails, promptness in returning missed calls, and, crucially, their expertise in the local marketing area.

The Gold Award is a testament to the estate agents who consistently go above and beyond, delivering exceptional levels of customer service, focusing on their commitment and excellence within the local community.

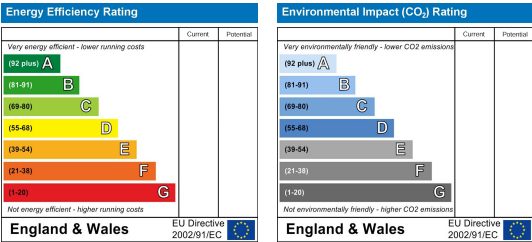
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.