



# High Street

Ipstones



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## 42 High Street

Ipstones  
Staffordshire  
ST10 2LU

This immaculate four bedroom detached family home is located in a superb position with far reaching views to the rear and backing onto open fields.

The property is an excellent position from which to enjoy a range of activities including canal and woodland walks, cycling, fishing and the steam railway. For nature lovers, the RSPB Churnet Valley site of special scientific interest with its bluebell woods and bird life is also on the doorstep.

Exceptionally well maintained by the current vendors, the property offers substantial and comfortable accommodation over two floors with gas fired central heating and UPVC double glazing.

Accommodation briefly comprises: Entrance Hall, Living Room, Dining Room, Kitchen, Inner Hallway, Shower Room and Utility Room the ground floor. Landing Area, Four Bedrooms and Family Bathroom to the first floor.

To the front of the property is a driveway providing off street parking for a number of vehicles and leads to the attached single garage, lawned garden area with display borders and privacy hedges. To the rear of the property is a generous sized garden area laid mainly to lawn with display borders, paved patio / sitting area, nature pond and garden shed.

The village of Ipstones offers a good range of local facilities including Post Office and convenience shop, farm shop, community café, primary school, pre-school nursery and 3 public houses.

**Offers in the region of : £425,000**



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Leek Office - 01538 383344



info@buryandhilton.co.uk





# Accommodation

## Entrance Hall

Radiator. Stairs off.

## Living Room 21'5 x 11'1 (6.53m x 3.38m)

Clear view multi-fuel log burner. Feature parquet flooring. Radiator x 2. Sliding doors to rear.

## Dining Room 12'1 x 11' (3.68m x 3.35m)

Radiator. Feature tiled floor. Fire place.

## Kitchen / Diner 5.33m max x 4.72m max (17'5" max x 15'5" max)

Range of fitted wall and base units. Stainless steel sink unit with drainer, rinsin bowl and mixer tap. Electric hob with extractor unit above. Electric oven and grill. Radiator. Tiled floor. Plumbing point. Spotlights. Walk-in pantry. Integrated fridge and dishwasher.

## Inner Hallway

Tiled floor. Radiator. Rear door. Storage cupboard.

## Shower Room 3'10 x 6'7 (1.17m x 2.01m)

W.c. Wash basin with storage unit below. Shower cubicle. Heated towel rail. Tiled walls. Tiled floor.

## Utility Room 8'4 x 10'5 (2.54m x 3.18m)

Range of storage units. Radiator. Tiled floor. Rear door. Wall mounted boiler. Access to garage.

## Landing Area

Radiator. Window to rear enjoying some outstanding views over the surrounding countryside. Loft access.

## Bedroom 12' x 10'11 (3.66m x 3.33m)

Radiator. Exposed wood flooring. Feature fire place. Coving.

## Bedroom 11' x 8'7 (3.35m x 2.62m)

Radiator. Exposed wood flooring. Feature fire place.

## Bedroom 11'5 x 8'7 (3.48m x 2.62m)

Radiator. Built-in wardrobes.

## Bedroom 7'4 x 7'11 (2.24m x 2.41m)

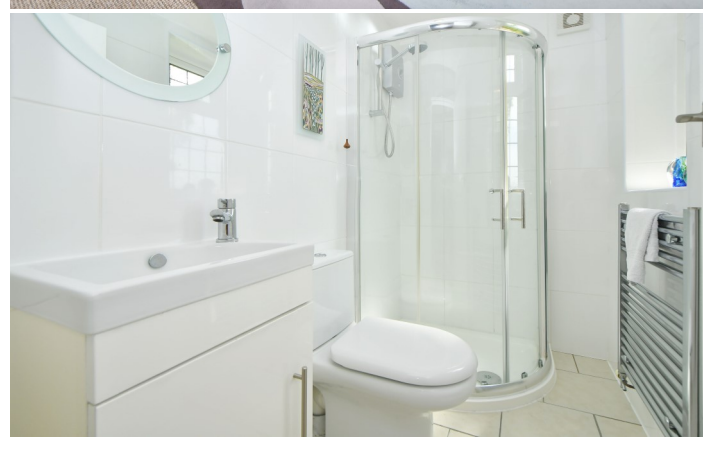
Radiator. Built-in storage.

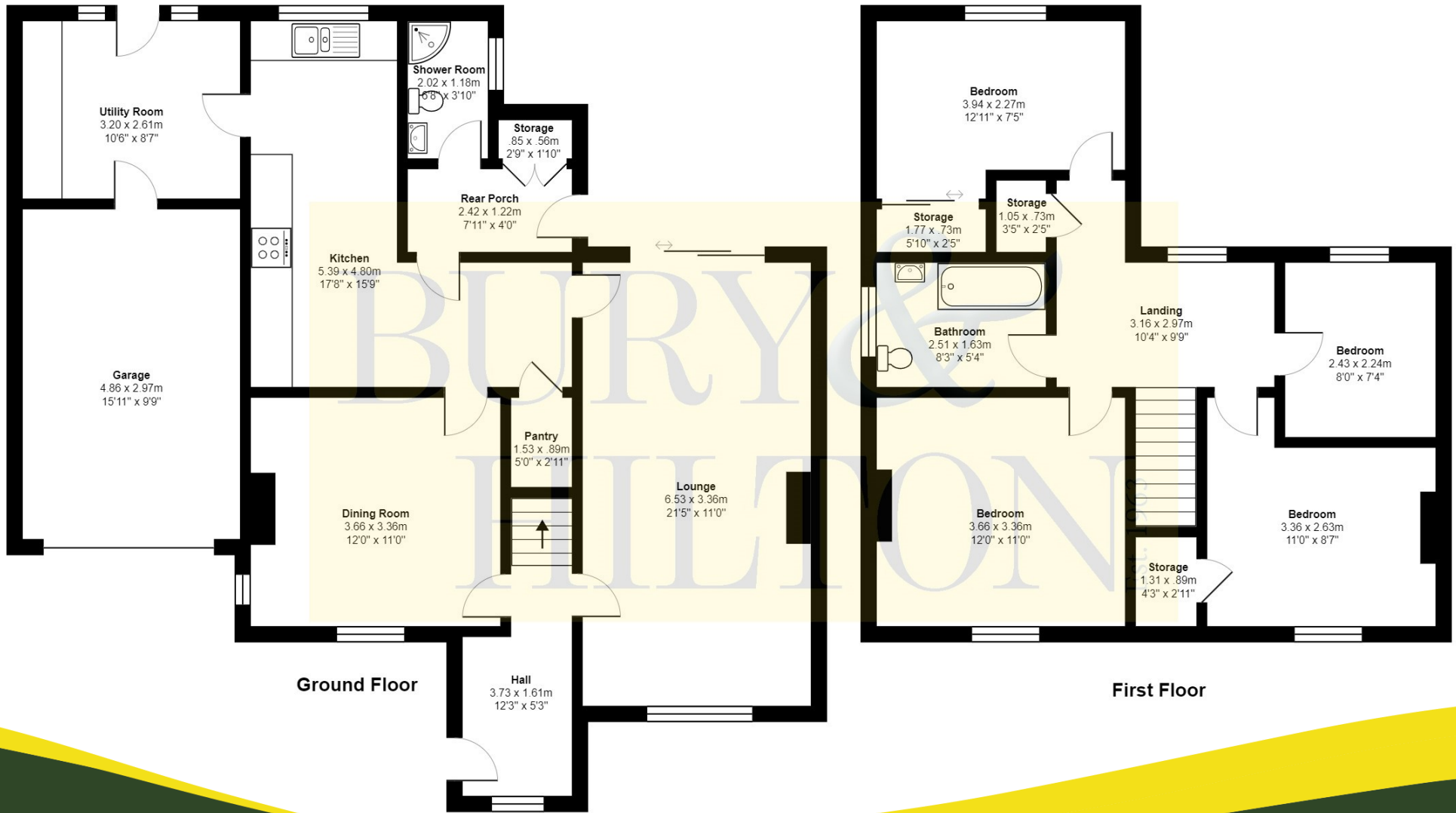
## Bathroom 8'2 x 5'5 (2.49m x 1.65m)

Bath with shower over. W.c. Wash basin. Heated towel rail. Tiled walls. Spotlights.

## Outside

To the front of the property is a driveway providing off street parking for a number of vehicles and leads to the attached single garage (15'11 x 9'9) with power and lighting and electric door, lawned garden area with display borders and privacy hedges. To the rear of the property is a generous sized garden area laid mainly to lawn with display borders, paved patio / sitting area, nature pond and garden shed.





All measurements are approximate.



6 Market Street, Leek, Staffordshire, ST13 6HZ

**T** : 01538 383344

**E** : [info@buryandhilton.co.uk](mailto:info@buryandhilton.co.uk)

[www.buryandhilton.co.uk](http://www.buryandhilton.co.uk)

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