



# Church Meadow

Ipstones



Estate Agents. Valuers. Auctioneers. Chartered Surveyors

Part of the Bagshaws Partnership

## 8 Church Meadow

Ipstones  
Staffordshire  
ST10 2LS

Bury and Hilton are delighted to offer for sale this fantastic opportunity to purchase a four bedroomed detached property located in the highly sought after village of Ipstones, quietly tucked away on this residential cul-de-sac.

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

Spacious internal accommodation in brief comprises: Entrance hallway, downstairs WC, sitting room, large open plan lounge/ dining room, fitted kitchen, utility and integral garage to the ground floor with four bedrooms (one En-Suite) and family bathroom to the first floor.

Externally the property benefits from a driveway to the front of the property creating off road parking with further lawned garden to the front. To the rear of the property is a good sized private and enclosed south-west facing garden.

With gas central heating throughout.

Offered for sale with no onward chain, viewing is highly recommended.

**Offers in the region of : £375,000**



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Council Tax  
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Leek Office - 01538 383344



leek@buryandhilton.co.uk



# Accommodation



## Entrance Hallway

Front entrance door. Understairs storage cupboard. Laminate flooring. Radiator. Stairs off leading to first floor.

## Sitting Room

With double glazed timber window to front. Two radiators.

## Downstairs W.C.

Fitted with W.C and wash hand basin. Half tiled walls. Radiator. Extractor fan.

## Open plan Lounge/ Dining Room

With double glazed timber framed bay box window to front and sliding patio doors to the rear leading onto the rear garden. Freestanding inset log burning stove with feature brick surround and exposed wooden mantle over. Two radiators.



## Kitchen

Fitted with a modern range of shaker style wall and base units with drawers with contrasting work surface over incorporating 'Franke' one and a half bowl sink with drainer and mixer tap over. Electric oven and five ring gas hob with extractor hood over. Tiled splash backs. Space and plumbing for dishwasher. Large pantry style cupboard with sliding door and fitted shelves. Lino flooring. Radiator. Double glazed timber framed window to rear.

## Utility Room

Fitted with wall cupboards and worksurface area with under counter space below with space for undercounter appliances and space and plumbing for washing machine. Door leading onto rear garden and internal door into garage. Double glazed timber framed window to rear. Radiator. Extractor fan.



## Integral Garage

With up and over door to front. Window to side. Lighting and power. Wall mounted 'Glow Worm' gas combi boiler.

## First Floor Landing

With loft access. Radiator. Large storage cupboard. Doors to:

## Bedroom

With built in wardrobes with hanging space and matching dressing table. Double glazed timber framed window to rear. Radiator. Door to:



### **En Suite**

Fitted with W.C., wash hand basin and corner mirror fronted shower cubicle with waterfall shower head over and hand held shower also. Fully tiled walls. Double glazed timber framed window to rear. Radiator.

### **Bedroom**

Double glazed timber framed window to front. Radiator

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Double glazed timber framed window to front. Radiator. Fitted wooden shelving.

### **Family bathroom**

Fitted with a matching three piece suite comprising: Panelled bath with wall mounted electric shower over and glass shower screen, wash hand basin and W.C. Double glazed timber framed window to rear. Fully tiled walls and flooring. Radiator.

### **Outside**

To the front of the property is a tarmacked driveway creating off road parking with paved path leading to the front entrance door and further lawned garden. To the rear of the property is a south west facing enclosed garden laid with paved patio seating area housing the hot tub which is to be included within the sale, further lawned garden with flower bed borders housing an array of mature shrubs and bushes. Cobble paved path leading to further hard standing with wooden log store. Gated side access leading from the front to the rear of the property.

### **Tenure & Possession**

We understand the tenure is freehold and vacant possession will be given on completion.

### **Local Authority**

Staffordshire Moorlands District Council, Moorlands House, Stockwell Street, Leek, ST13 6HQ. Tel: 0345 605 3010.

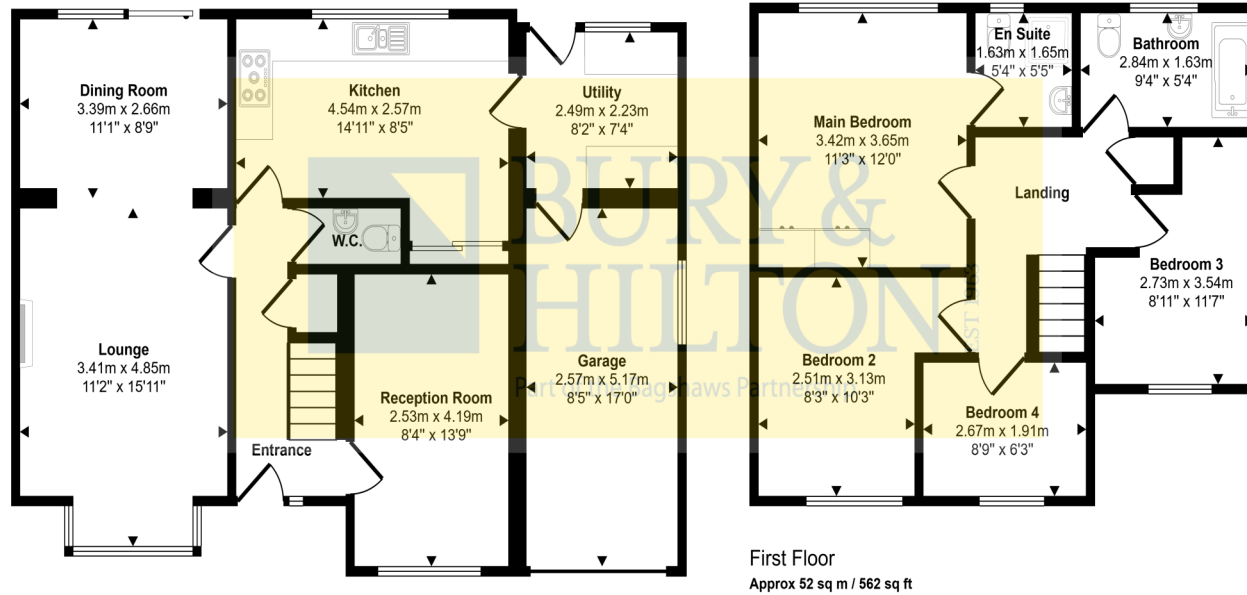
### **Method of Sale**

The property is offered by Private Treaty

### **Viewing**

Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office on 01538 383344.

Approx Gross Internal Area  
134 sq m / 1439 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

### Rights of Way, Wayleaves and Easements

The property is sold subject to and with the benefit of all other rights of way, wayleaves and easements that may exist whether or not they are defined in these particulars.

### Fixtures and Fittings

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

**Broadband & Mobile Connectivity:** ; check the website [www.ofcom.org.uk](http://www.ofcom.org.uk) for specific connectivity details.

### Agents Note:

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



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