



Cobblers Cottage 19 High Street, Ipstones, Stoke-On-Trent, Offers In Excess Of £300,000

- 3 bedroom cottage
- Low maintenance rear garden
- Council tax band C
- Large garage with boarded loft space above
- Large, newly fitted kitchen diner
- NO CHAIN!
- off road parking for 2 vehicles
- Sun room

Cobblers Cottage 19 High Street, Stoke-On-Trent ST10 2LU

Whittaker & Biggs are delighted to offer to the market this characterful, three bedroom cottage with recently removed kitchen dining room, an integral garage and off road parking which is located in the sought after village of Ipstones.

Living space is comprised of a hall, kitchen diner, sunroom, sitting room, playroom, utility room and WC to the ground floor, whilst to the first floor are three bedrooms and a bathroom. Additionally, the integral garage has a large, boarded loft space above.

The kitchen diner is over 21ft in length, has been recently renovated and has a brick inglenook for a gas range cooker (existing range oven not included). Beyond the kitchen, via a stable door, is the sunroom that is of UPVC construction with a glass roof.

A contemporary suite can be found in the bathroom and all bedrooms are well proportioned.

The home is double glazed throughout and is heated by a Baxi gas fired boiler which is located in the under stairs store cupboard accessed from the sitting room.

Externally to the frontage is a walled forecourt and off road parking for two vehicles. To the rear, the low maintenance garden has a paved patio, an area laid to artificial lawn and mature shrubs.

A viewing is highly recommended to appreciate this home's versatile living space, large kitchen diner, and sought after residential location.

Call Whittaker & Biggs today to book a viewing on 01538 372006.



Council Tax Band: C



Ground Floor

- Size : -

Hall

6'3" x 3'2"

UPVC double glazed door with transom window to the frontage, internal stained glass window. - Size : - 6' 3" x 3' 2" (1.90m x 0.96m)

Kitchen/Diner

21'3" x 10'10"

UPVC double glazed window with secondary glazing to the frontage, wood glazed window to the rear, units to the base and eye level, breakfast bar, ceramic double butler sink, chrome mixer tap, integral Lamona slimline dishwasher, space for a freestanding fridge freezer, inglenook recess for a gas range oven (Rangemaster not included), radiator, ceiling beams, wood stable door to the rear, space for a dining table and chairs. - Size : - 21' 3" x 10' 10" (6.47m x 3.29m)

Sunroom

8'0" x 4'6"

UPVC double glazed construction, door to the side aspect, glass roof, exposed stone walls. - Size : - 8' 0" x 4' 6" (2.43m x 1.37m)

Sitting Room

19'2" x 11'3" Max measurement

UPVC double glazed window with secondary glazing to the frontage, log burner, stone hearth, wood mantel, radiator, ceiling beams, storage cupboard housing the Baxi boiler, stairs to the first floor. - Size : - 19' 2" x 11' 3" (5.83m x 3.43m) Max measurement

Play Room / Reception Two

15'7" x 8'1"

2x UPVC double glazed windows with secondary glazing to the frontage, UPVC double glazed window to the rear, radiator, loft hatch, ceiling beams. - Size : - 15' 7" x 8' 1" (4.74m x 2.47m)

Utility Room

13'0" x 7'4"

Pedestrian door to the garage, worktop, ceramic butler sink, chrome mixer tap, Rayburn range oven, space and plumbing for a washing machine, loft hatch. - Size : - 13' 0" x 7' 4" (3.95m x 2.23m)

WC

7'4" x 2'7"

Low level WC, extractor fan. - Size : - 7' 4" x 2' 7" (2.23m x 0.79m)

Garage

16'5" x 15'11"

Wood double doors, power and light, stairs to the loft space. - Size : - 16' 5" x 15' 11" (5.00m x 4.84m)

First Floor

- Size : -

Landing

8'2" x 7'3" Max measurement

UPVC double glazed window to the rear, loft hatch. - Size : - 8' 2" x 7' 3" (2.49m x 2.22m) Max measurement

Bedroom One

13'8" x 11'0"

UPVC double glazed window to the frontage, UPVC double glazed window to the side aspect, radiator. - Size : - 13' 8" x 11' 0" (4.17m x 3.36m)

Bedroom Two

13'0" x 9'0"

UPVC double glazed window to the frontage, fitted wardrobes, radiator. - Size : - 13' 0" x 9' 0" (3.97m x 2.75m)

Bedroom Three

11'0" x 8'8" Max measurement

UPVC double glazed window to the rear, radiator. - Size : - 11' 0" x 8' 8" (3.35m x 2.63m) Max measurement

Bathroom

8'2" x 8'2" Max measurement

UPVC double glazed window to the rear, panel bath, chrome telephone style mixer tap with shower attachment, pedestal wash hand basin, brass taps, low level WC, over stairs airing cupboard housing the hot water tank. - Size : - 8' 2" x 8' 2" (2.49m x 2.49m) Max measurement

Garage Loft Space

24'3" x 15'6"

Boarded, power and light, 2x UPVC double glazed windows to the frontage. - Size : - 24' 3" x 15' 6" (7.39m x 4.73m)

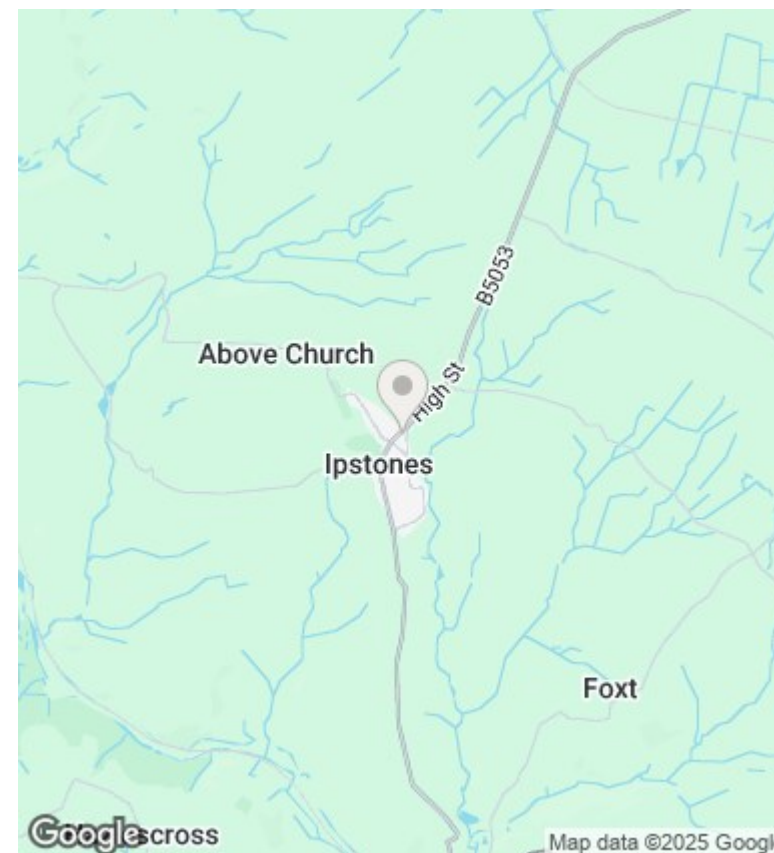
Externally

To the frontage, walled forecourt, off road parking for two vehicles.

To the rear, area laid to gravel, area laid to artificial grass, wall boundary, mature shrubs, paved patio, wood arbour seat. - Size : -







Directions

From our Derby Street, Leek, offices proceed out of the town on the A523 Ashbourne Road. Follow this road for approximately 4 miles passing through the village of Bradnop, and upon entering the village of Bottomhouse, at the crossroads turn right into the B5053 signposted Ipstones. Follow this road for approximately 2 miles into the village of Ipstones, where the property is situated on the right hand side, identifiable by Whittaker & Biggs 'For

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC