



Brookside Brookfields Road, Ipstones, Stoke-On-Trent, ST10 2LY

Offers In The Region Of £425,000

- Detached bungalow
- Large driveway with parking for 10 plus vehicles
- Versatile layout
- NO CHAIN!!
- 3 bedrooms
- Original Shreiber kitchen cabinetry
- Conservatory
- Integral double garage
- Village location
- Dual aspect 25ft sitting/dining room

Brookside Brookfields Road, Stoke-On-Trent ST10 2LY

Nestled on Brookfields Road in the charming village of Ipstones, this delightful bungalow offers a perfect blend of comfort and style. Built in 1970, the property boasts a spacious layout with two inviting reception rooms, ideal for both relaxation and entertaining. The second reception room offers versatility and could be utilised as a home office, study, dining room or snug. With three well-proportioned bedrooms, this home is perfect for families or those seeking extra space.

The shower room is thoughtfully designed, providing a serene space for unwinding after a long day. One of the standout features of this property is the exquisite Italian Murano glass wall and ceiling lights that grace the hall, adding a touch of elegance and sophistication. The original Schreiber kitchen cabinetry showcases quality craftsmanship and offers ample storage, making it a joy to cook and gather with loved ones.

Natural light floods the home, particularly in the loft space, thanks to the Velux windows that enhance the airy feel of the property. Outside, the generous parking area accommodates 10 plus vehicles, a rare find that adds convenience for both residents and guests.

This bungalow is not just a house; it is a warm and welcoming home that invites you to create lasting memories. With its unique features and prime location, it presents an excellent opportunity for those looking to settle in a peaceful yet accessible area. Do not miss the chance to make this charming property your own.



Council Tax Band: E



Hallway

15'7" x 11'6"

Max measurement

UPVC double glazed door with side light windows to the frontage, two radiators, storage cupboard, airing cupboard, Italian Murano glass ceiling, wall lights and mains powered smoke alarm.

Bedroom One

13'11" x 11'8"

UPVC double glazed window to the frontage, radiator.

Bedroom Two

9'10" x 9'10"

UPVC double glazed window to the side aspect, built in wardrobe, radiator.

Shower Room

10'0" x 7'1"

Max measurement

UPVC double glazed window to the side aspect, walk-in shower enclosure, electric Mira shower, vanity wash hand basin, chrome mixer tap, concealed cistern low level WC, base and wall units, fully tiled, inset ceiling spotlights, chrome ladder radiator, tiled floor, extractor fan.

Bedroom Three

13'10" x 7'10"

UPVC double glazed window to the rear, radiator.

Sitting / Dining Room

25'11" x 12'3"

UPVC double glazed window to the frontage, aluminium patio doors to the

Reception Two

9'10" x 8'9"

UPVC double glazed window to the rear, radiator.

Conservatory

9'3" x 8'9"

UPVC construction, polycarbonate roof, French doors to the side aspect, tiled floor.

Kitchen

12'3" x 10'0"

UPVC double glazed window to the rear, original Schreiber units to the base and eye level, Miller five ring gas hob, extractor hood, Hotpoint electric fan assisted oven and separate grill, stainless steel sink and a half with drainer, chrome mixer tap, space and plumbing for a dishwasher, space for an undercounter fridge, space for an undercounter freezer, radiator, fully tiled.

Utility Room

7'0" x 7'6"

Max measurement

UPVC double glazed door to the side, aspect UPVC double glazed window to the rear, stainless steel sink and drainer, chrome mixer tap, white ladder radiator, plumbing for a washing machine, fully tiled.

WC

4'5" x 2'4"

UPVC double glazed window to the rear, low level WC, radiator, fully tiled.

Integral Garage

19'5" x 18'0"

window to the frontage, uPVC, double glazed window to the side aspect, wall mounted gas fired Baxi combi boiler, power and light, mains powered smoke alarm.

Loft

Part boarded, light, five Velux windows.

Externally

To the frontage, gravel driveway suitable for 10 cars, dry stone wall, mature trees and shrubs, outdoor tap, power socket, security lights.

To the rear, blocked paved patio, area laid to lawn, mature trees and shrubs, dry stone wall, brook beyond the boundary







Whilst every effort 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 errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The plan is not to scale. The plan is based on the information available to us and has not been tested and no guarantee is given as to their operability or efficiency can be given.
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Directions

Viewings

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

Council Tax Band

E

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