



Noonsun Common Road, Stoke-On-Trent, ST10 2JW.
Offers in Excess of £580,000



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This impressive three-bedroom detached family house is nestled in the picturesque location of Noonsun Common Road, situated on the outskirts of Ipstones. The property is nestled on a substantial plot, having mature gardens to the frontage with spectacular views of the neighbouring countryside and a large driveway to the side, having garage store. The property has a versatile layout having four reception rooms, two study rooms, ensuite, bathroom and shower room and well-equipped kitchen.

You're welcomed into the property via the entrance porch, with a storage cupboard housing the oil fired boiler. A useful shower room and WC are located off. The dining room is placed within the centre of the property, having stairs to the first floor, wood beams with access to the kitchen, conservatory and sitting room. The kitchen has a good range of fitted units to the base and eye level, integral fridge, freezer, bin storage, dishwasher and Lomona microwave combination oven, fan assisted oven, electric hob with extractor, breakfast bar, plumbing and space for a washing machine and dryer. A Upvc double glazed conservatory with a glass roof is located to the front of the property, this room has power, light, is warmed via an electric radiator, a great place to enjoy those amazing views of the garden and beyond. The sitting room has character and charm in abundance with low ceilings, exposed stone fireplace with multi fuel burner and access to the living room. The living room is an impressive 28ft, this large space is ideal for families and with a stunning inglenook fireplace being the focal point of the room. Located off the living room is a study room.

To the first floor is an L-shaped landing providing access to three bedrooms, bathroom and study. Bedroom one is a generous 16ft, with walk in wardrobe and ensuite. The contemporary ensuite has walk in shower enclosure with integral fittings, vanity unit and WC. The bathroom has a panel bath, pedestal wash hand basin and low-level WC.

Externally the property is accessed from a private road to the side driveway, laid to gravel with timber garage store with tiled roof. To the front of the property is large lawn, mature plants, trees and shrubs, hedged boundary and patio.

A viewing is highly recommended to appreciate this homes private location, stunning views, versatile and spacious layout.

Situation

The popular village of Ipstones is located some 7 miles South East of Leek and some 13 miles West of Ashbourne. Ipstones is a thriving idyllic village with an active community and local amenities include the village shop and post office, farm shop, and three public houses. Ideal for commuting within Staffordshire, into Cheshire and into Derbyshire this location offers village life within easy access.



Entrance Porch

Wood double glazed doors to the side elevation, tiled flooring, built in cupboard housing oil fired boiler, loft access.

Shower Room

Tiled, UPVC double glazed window to the front elevation, radiator, electric Mira shower.

WC

UPVC double glazed window to the front elevation, lower level WC, sink unit with storage beneath, radiator.

Dining Room 12' 3" x 12' 2" (3.73m x 3.71m)

Two radiators, staircase to the first floor, feature cast iron fireplace, wood beams, wood glazed doors to Conservatory.

Conservatory 13' 9" x 11' 0" (4.20m x 3.36m)

Being of UPVC double glazed construction, glass roof, UPVC double glazed patio doors to the rear elevation, electric radiator, power and light connected.

Sitting Room 12' 8" x 12' 6" (3.86m x 3.81m)

Radiator, UPVC double glazed window to the front elevation, fireplace with exposed stone, multi fuel stove, wood beams.

Living Room 28' 3" x 15' 10" (8.61m x 4.83m) max measurements

Inglenook fireplace with timber lintel, exposed stone, multi fuel burner, UPVC double glazed doors to the front elevation, wood glazed bay window to the front elevation, wall lights, radiators.

Study 8' 8" x 7' 5" (2.63m x 2.26m)

Radiator, wood double glazed window to the rear elevation.

Kitchen 22' 9" x 6' 1" (6.93m x 1.85m)

Vaulted ceiling, Velux style windows to the side elevation, range of fitted units to the base and eye level, composite one and half bowl sink unit with satin mixer tap, slimline dishwasher, four ring electric hob with extractor above, built in bin storage, Lamona microwave/combo grill, Lamona fan assisted oven with warming tray, wine cooler, integral fridge and freezer, plumbing for washing machine, space for dryer, breakfast bar, radiator, inset downlights, two windows to the side elevation, wood glazed bay window to the side elevation.

First Floor

Landing

Wood double glazed window to the rear elevation, two radiators, loft access.

Bedroom One 16' 2" x 13' 6" (4.92m x 4.11m) max measurements

Radiator, wood double glazed window to the front and side elevation, walk in wardrobe.

Ensuite 11' 3" x 4' 6" (3.44m x 1.37m)

Vanity sink unit with storage beneath, lower level WC, walk in shower enclosure with chrome fitment, traditional heated towel rail with radiator, wood double glazed window to the side elevation.

Bedroom Two 9' 5" x 13' 4" (2.88m into wardrobe x 4.06m)

Radiator, UPVC double glazed window to the front elevation, built in wardrobe, overhead storage, loft access.

Bedroom Three 12' 6" x 9' 1" (3.82m x 2.78m)

UPVC double glazed window to the front elevation, radiator, built in wardrobes.



Study 8' 7" x 4' 7" (2.61m x 1.39m)

Radiator, wood double glazed window to the rear elevation.

Bathroom 5' 9" x 5' 8" (1.76m x 1.73m)

Vanity sink unit with storage beneath, lower level WC, panelled bath, radiator, chrome mixer tap, wood double glazed window to the side elevation.

Outside

Externally to the side is gravelled driveway, oil tank, stone walled boundary, hedged boundary, well stocked

borders. To the front is outside water tap, built in BBQ, area laid to lawn, patio area, hedged boundaries, mature trees, plants and shrubs, greenhouses.

Timber Garage Shelter

Located to the side, concrete base, tiled roof, log store to the side.

Services

Heating: Oil Fired Electric: Mains Water: Mains

Note:

Council Tax Band:

EPC Rating:

Tenure: believed to be Freehold







GROUND FLOOR



1ST FLOOR



Whilst every attempt 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 error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Directions

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45-49 Derby Street
Leek
Staffordshire
ST136HU
T: 01538 372006
E: leek@whittakerandbiggs.co.uk

www.whittakerandbiggs.co.uk

Est. 1930
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