



High Street, Ipstones, ST10 2LU.
OIEO £300,000

Whittaker
& Biggs

Est. 1930

High Street, Ipstones, 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.



Ground Floor

Hall 6' 3" x 3' 2" (1.90m x 0.96m)

UPVC double glazed door with transom window to the frontage, internal stained glass window.

Kitchen/Diner 21' 3" x 10' 10" (6.47m x 3.29m)

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.

Sunroom 8' 0" x 4' 6" (2.43m x 1.37m)

UPVC double glazed construction, door to the side aspect, glass roof, exposed stone walls.

Sitting Room 19' 2" x 11' 3" (5.83m x 3.43m)

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.

Play Room / Reception Two 15' 7" x 8' 1" (4.74m x 2.47m)

2x UPVC double glazed windows with secondary glazing to the frontage, UPVC double glazed window to the rear, radiator, loft hatch, ceiling beams.

Utility Room 13' 0" x 7' 4" (3.95m x 2.23m)

Pedestrian door to the garage, worktop, ceramic butler sink, chrome mixer tap, Rayburn range oven, space and plumbing for a washing machine, loft hatch.

WC 7' 4" x 2' 7" (2.23m x 0.79m)

Low level WC, extractor fan.

Garage 16' 5" x 15' 11" (5.00m x 4.84m)

Wood double doors, power and light, stairs to the loft space.

First Floor

Landing 8' 2" x 7' 3" (2.49m x 2.22m)

Max measurement

UPVC double glazed window to the rear, loft hatch.

Bedroom One 13' 8" x 11' 0" (4.17m x 3.36m)

UPVC double glazed window to the frontage, UPVC double glazed window to the side aspect, radiator.

Bedroom Two 13' 0" x 9' 0" (3.97m x 2.75m)

UPVC double glazed window to the frontage, fitted wardrobes, radiator.

Bedroom Three 11' 0" x 8' 8" (3.35m x 2.63m)

Max measurement

UPVC double glazed window to the rear, radiator.

Bathroom 8' 2" x 8' 2" (2.49m x 2.49m)

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.

Garage Loft Space 24' 3" x 15' 6" (7.39m x 4.73m)

Boarded, power and light, 2x UPVC double glazed windows to the frontage.

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.



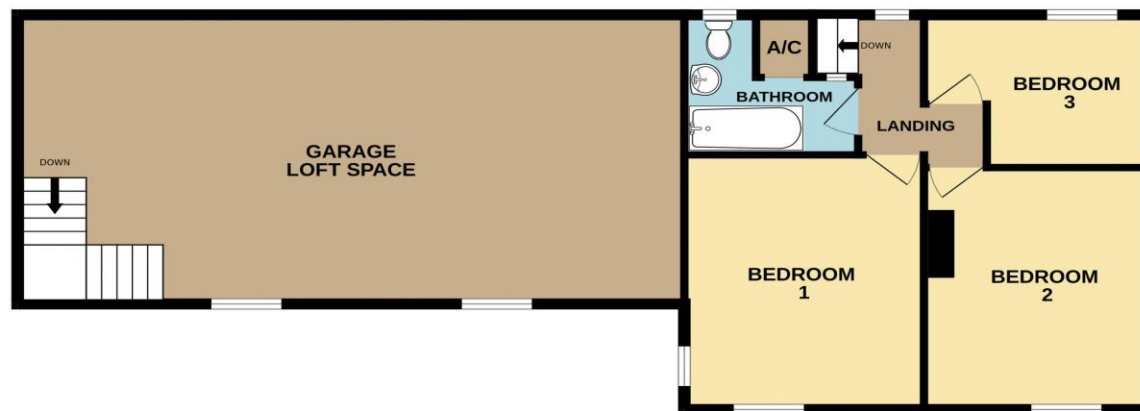
Note:
Council Tax Band: C
EPC Rating: TBC
Tenure: Freehold





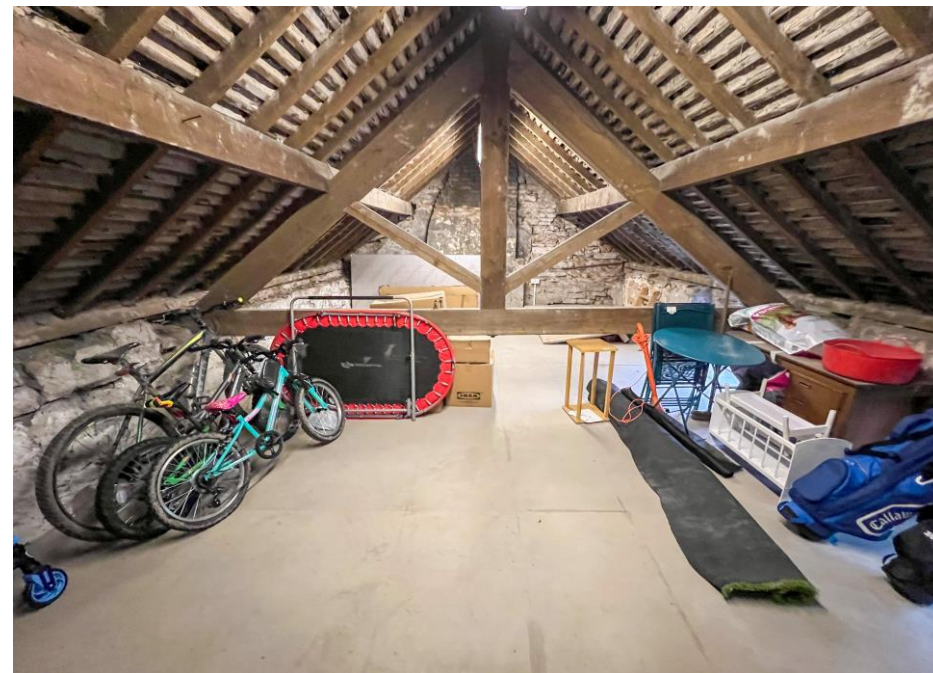


1ST FLOOR



GROUND FLOOR





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 Sale' board.

Situation

The popular village of Ipstones is located some 7 miles southeast 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, butchers, and three public houses. Ideal for commuting within Staffordshire, into Cheshire and into Derbyshire this location offers village life within easy access.

IMPORTANT: Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

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

Staffordshire

www.whittakerandbiggs.co.uk

Est. 1930
**Whittaker
& Biggs**