



# Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



**11 Ruelow Meadow, Ipstones, ST10 2QS**

**Offers In The Region Of £270,000**

A rare opportunity to purchase an UPDATED DETACHED TWO BEDROOM BUNGALOW with dining kitchen, living room with log burner, good sized conservatory overlooking the garden, two bedrooms and shower room along with off road parking with frontage and good sized garden space to the rear. Situated in the thriving village of Ipstones with Public Houses and Restaurant, Village Hall, Nursery, Primary School, two village shops and a good community feel with annual events taking place.

VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE ITS VILLAGE LOCATION AND QUALITY OF MODERNISATION.





### Situation

Located in the popular residential village of Ipstones, the property is situated in a quiet cul-de-sac location. Ipstones is a thriving village with excellent community feel with nursery, primary school, church and public houses and various small shops and other useful amenities.

### Directions

From our Leek office, take the A523 Ashbourne Road out of the town and proceed for approximately 4.5 miles. Turn right at the cross roads at Bottomhouse, signposted for Ipstones. Follow this road into the village and continue down the hill toward the fire station. Take the second left on to Brookfields Road and then take the first right on to Ruelow Meadow. Follow the road round and the bungalow will be found on the left hand side, identified by our 'for sale' board.

### Accommodation Comprises

A covered porch with lighting.

Providing access to:

### Hallway



Having a single radiator, loft access and built in cloak cupboard.

### Living Room 14'3" x 10'8" (4.36m x 3.26m)



Having a pair of patio doors leading to the conservatory, with feature stand alone log burner and newly fitted herringbone style flooring decorated in contemporary style.





**Kitchen 10'10" x 9'4" (3.31m x 2.85m)**



Having a range of contemporary newly fitted base cupboards and drawers with matching wall mounted cupboards, plumbing for an automatic washing machine, space for a dishwasher, space for a fridge and freezer, built in Hotpoint electric oven, worktops, stainless steel sink with mixer tap, four ring gas hob with extractor fan above, tiled splash backs, wall mounted Baxi gas fired central heating boiler, space for a table and chairs, single radiator, uPVC double glazed window to the front aspect and vinyl flooring.

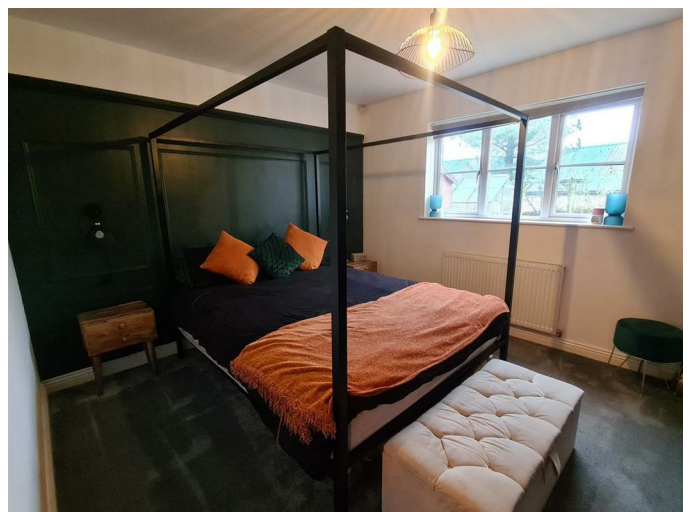


**Conservatory 11'6" x 8'11" (3.52m x 2.72m)**



Being of uPVC double glazed construction set on dwarf walls with pair of patio doors to the side aspect, laminate flooring, ceiling light incorporating a fan attachment.

**Bedroom One 11'9" x 10'8" (3.60m x 3.26m)**

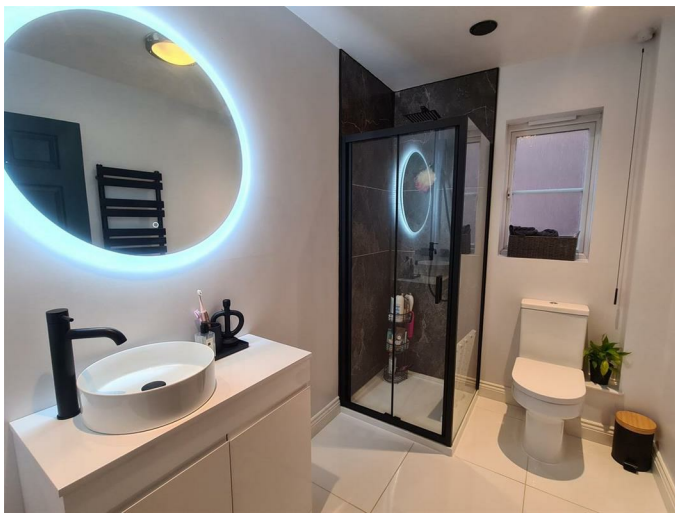


A good sized double bedroom with uPVC double glazed window to the rear aspect and single radiator.

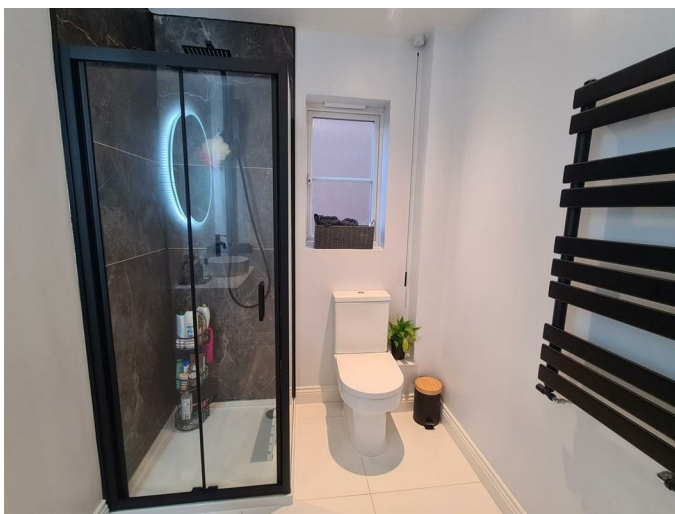




**Shower Room 8'4" x 5'9" (2.55m x 1.77m)**



With fully enclosed shower cubicle with mixer shower fitment, low level lavatory, pedestal wash hand basin in vanity unit, single radiator, uPVC obscured double glazed window to the side aspect and tiled flooring.



**Bedroom Two 8'4" x 8'9" (2.56 x 2.67)**

Having a uPVC double glazed window to the front aspect and single radiator.

## Outside



The property is approached over a block paved drive way with further tarmacadam parking, cold water tap, outside lighting, lawned gardens with mature borders.

The rear gardens consist of a flagged patio with adjoining lawns with established borders, fenced and stone wall boundary outside lighting, garden shed with power connected and aluminium framed greenhouse.



## Council Tax Band

We believe the property is in band D

## Local Authority

The local authority is Staffordshire Moorlands District Council.

## Services

We believe the property is connected to mains services.

## Viewings

By prior arrangement through Graham Watkins & Co.

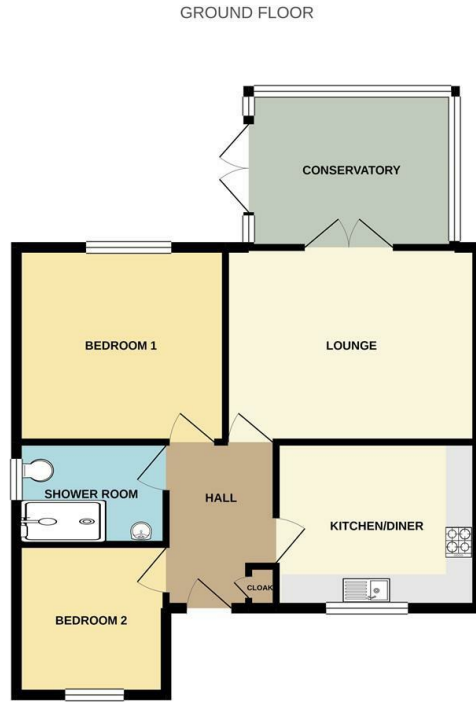
### Tenure & Possession

The property is held freehold and vacant possession will be given upon completion.

### Please Note

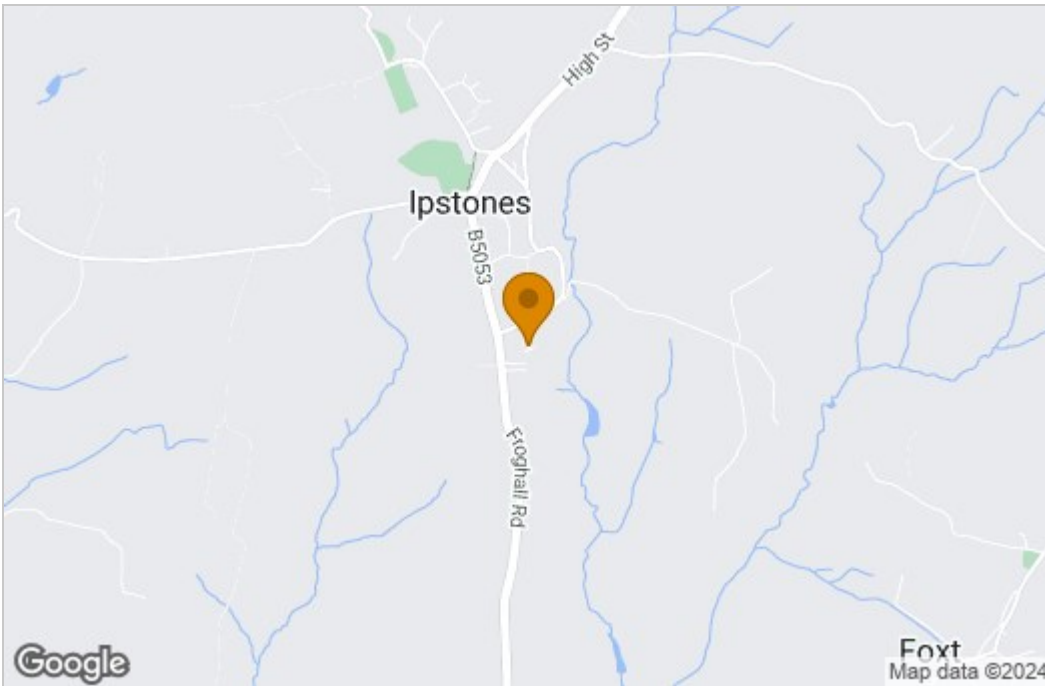
The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.

## Floor Plan

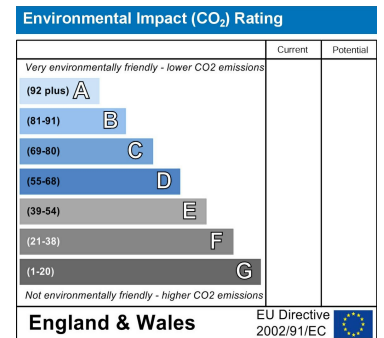
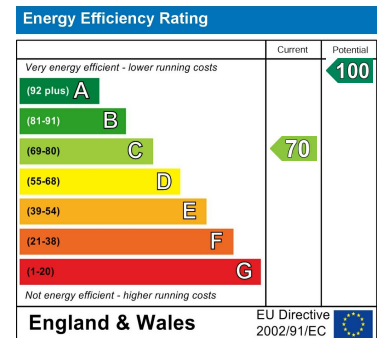


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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. Made with Mapbox (2023)

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

57 Derby Street, Leek, Staffordshire, ST13 6HU

Tel: 01538 373308 Email: [enquiries@grahamwatkins.co.uk](mailto:enquiries@grahamwatkins.co.uk) <https://www.grahamwatkins.co.uk>