



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



Avalon 52 Froghall Road, Ipstones, ST10 2NA

Offers In The Region Of £325,000

Graham Watkins & Co are pleased to offer for sale this delightful THREE bedroom detached bungalow situated in the ever popular village of Ipstones. 'Avalon' presents good sized accommodation briefly comprising living room, fully fitted modern kitchen, three bedrooms and bathroom offering white suite. The bungalow sits in a spacious plot and offers a dual driveway with central gardens, detached garage and lawned gardens at the rear with open aspect overlooking the fields and countryside. An early viewing is a must to be fully appreciated.



Situation

The property is situated in the popular village of Ipstones which has many local amenities including the village hall, church, nursery, first school, public houses and various village shops with easy commuter links to Stoke On Trent, Cheadle, Leek, Ashbourne, Derby.

Directions

From Leek, take the A523 Ashbourne Road and continue for approximately 4.5 miles. Turn right at the cross roads on to Bottom Lane B5053 and proceed for about 2 miles into the village of Ipstones. The property will be found on the main Froghall Road on the right hand side indicated by our For Sale board.

Entrance Hall

Upvc double glazed external door to front.

Living Room 17'2" x 11'11" (5.24 x 3.64)



Feature bay window to front, fireplace incorporating gas stove, upvc double glazed window to side, radiator, wood block flooring.



Kitchen 11'7" x 9'4" (3.55 x 2.86)



Good range of units comprising base cupboards and drawers with matching wall cupboards, built in Hotpoint electric oven, work surfaces over with inset one and a half bowl sink unit, Neff four ring gas hob with concealed extractor, Upvc double glazed window to side, radiator. Sliding door to pantry with window to front and fixed shelving. Built in Airing cupboard housing Baxi gas boiler, fixed shelving and hot water tank.



Inner Hall



With two built in cupboards, radiator and loft access. External door to front.

Bedroom Two 11'11" x 9'9" (3.64 x 2.98)



Upvc double glazed window to rear, radiator.

Bathroom 6'1" x 5'10" (1.87 x 1.78)



White suite comprising panelled bath with mixer taps, pedestal wash basin, low level wc, fully tiled walls, radiator, Upvc double glazed frosted window to side, cushioned floor.

Bedroom One 9'10" x 9'4" (3.02 x 2.86)



Upvc double glazed door to rear gardens, radiator. Excellent range of built in bedroom furniture.

Bedroom Three 11'3" x 6'11" (3.45 x 2.11)



Upvc double glazed window to rear, radiator, lumping for washing machine, corner shower cubicle incorporating Mira shower fitment.

Loft

Having pull down loft ladder, light and window to rear aspect.

Outside

Dual aspect driveway lads to tarmacadem off road parking itch central lawned garden and flower borders.

Garage 19'10" x 10'2" (6.06 x 3.10)

Electric up and over door, concrete floor with inspection pit, light and power connected.

Gardens

Lawned rear gardens with borders having views over open fields, cold water tap, greenhouse and sun awning over Bedroom One.

Viewings

By prior arrangement through Graham Watkins & Co.

Services

We believe the property is connected to mains services.

Tenure & Possession

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

Wayleaves and Easements

The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.

Measurements

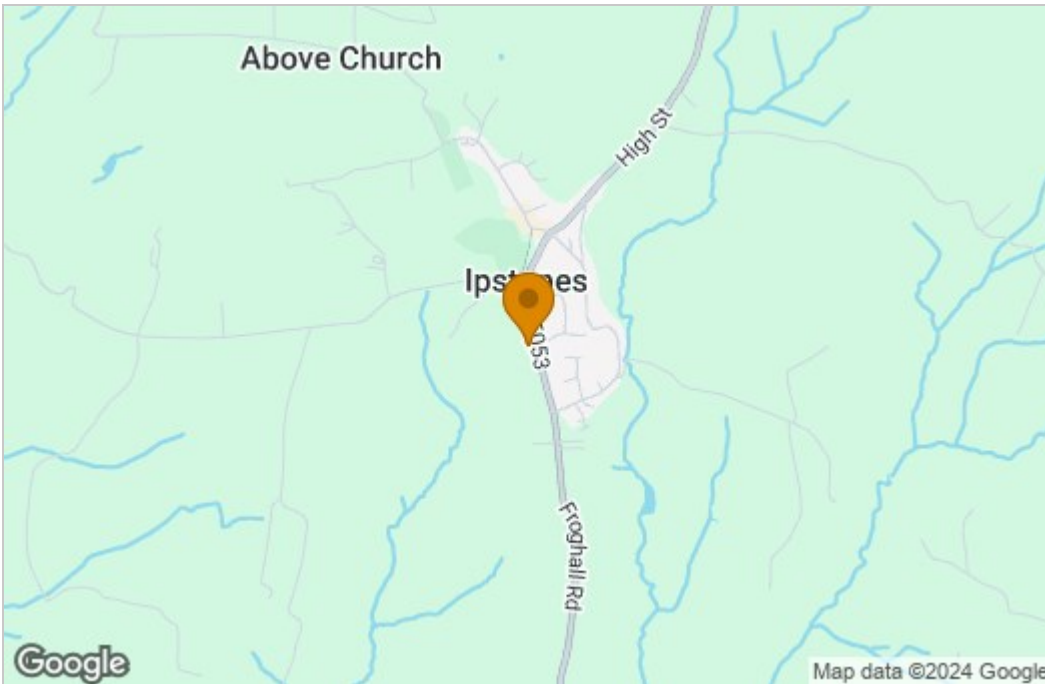
All measurements given are approximate and are 'maximum' measurements.

Please note

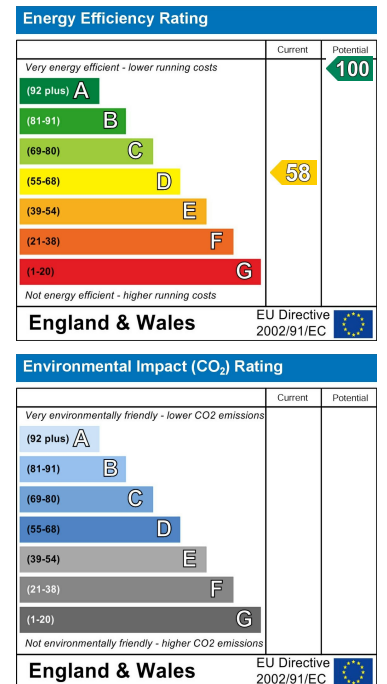
The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.

Floor Plan

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.

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