



# Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



**29 High Street, Ipstones, ST10 2LU**

**Offers Over £220,000**

Graham Watkins & Co are pleased to offer for sale this deceptively spacious two bedroom end cottage ideally situated in the popular rural village of Ipstones backing onto open fields with views beyond. In brief the accommodation comprises a sizeable entrance hall with staircase off, living room, dining kitchen with utility room and shower room off, to the first floor are two good sized bedrooms with wet room housing white suite. Established gardens to the front elevation with path leading to the rear having lawns with flower borders, patio and garden shed. Situated opposite the cottage is a plot housing a detached single garage with ample off road parking having stone walled boundaries. Offered For Sale with NO UPWARD CHAIN.



### Entrance Hall

Staircase off, Upvc double glazed external door and window to front aspect, radiator.

### Living Room 13'7" x 11'10" (4.16 x 3.61)



Upvc double glazed window on marble sill to front aspect, fireplace incorporating electric fire, radiator.

### Dining Kitchen 13'2" x 9'10" (4.02 x 3.01)



Range of base cupboards and drawers with matching wall cupboards, work surfaces with inset sink unit, fully tiled walls, Upvc double glazed windows to front and side aspects, wall mounted gas heater, cushioned floor.



### Utility 9'6" x 3'5" (2.90 x 1.05)

Upvc double glazed external door and window to side aspect, fully tiled walls, cushioned floor.

### Shower Room 8'10" x 2'6" (2.71 x 0.78)



Fully enclosed shower cubicle incorporating Triton shower fitment, low level wc, fully tiled walls, Upvc double glazed frosted window to side aspect.

### First Floor Landing

Bedroom One 13'10" x 9'4" (4.23 x 2.85)



(Max Measurement) Upvc double glazed window on marble sill to front aspect, radiator, built-in wardrobes.

Wet Room 9'1" x 7'11" (2.79 x 2.42)



(Max Measurement) Newly fitted AKW shower fitting, wash hand basin, low level wc, part tiled walls, Upvc double glazed frosted window to front aspect, radiator. Built in Airing Cupboard housing Vaillant gas boiler and fixed shelving.

Bedroom Two 13'2" x 10'2" (4.02 x 3.10)



(Max measurement) Upvc double glazed window to side aspect, radiator. Built in wardrobes.



Outside



Lawned gardens to the front elevation with central path leading to the front and rear aspects. Cold water tap.



Detached Garage 18'0" x 9'1" (5.49 x 2.79)



### Rear Gardens



Flagged patio with established borders. Timber and felt garden shed.

Opposite the cottage is a detached single garage sitting in a good plot offering off road parking with stone walled boundaries.

### Services

We understand that the dwelling house is connected to mains electricity, water, gas and drainage by private means.

### Viewings

By prior arrangement through Graham Watkins & Co. Please email: [enquiries@grahamwatkins.co.uk](mailto:enquiries@grahamwatkins.co.uk) or telephone 01538 373308

### Tenure & Possession

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

### Measurements

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

### Local Authority

The local authorities are Staffordshire Moorlands District Council and Staffordshire County Council to whom all enquiries of a planning or other relevant matters should be addressed.

### Wayleaves & 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, quasi easements 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.

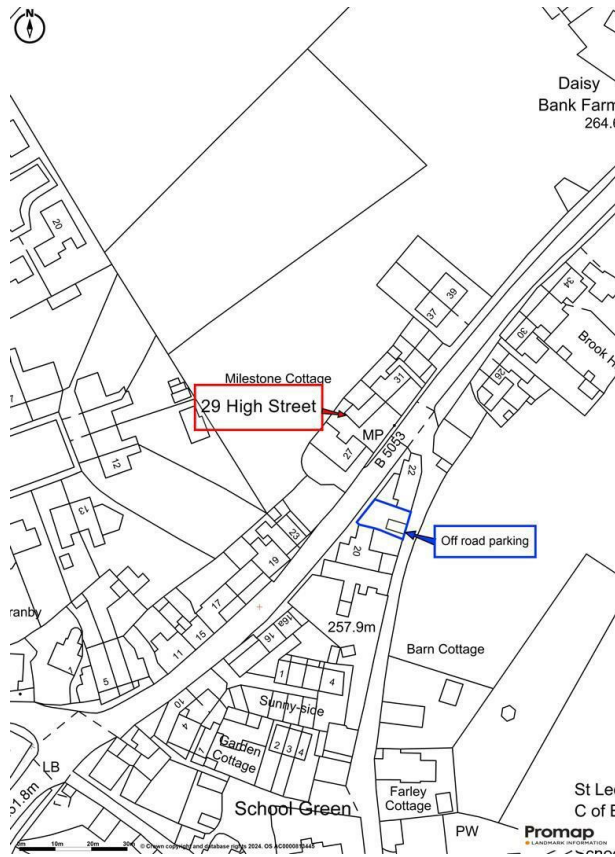
### Mapping

The plans provided in these particulars are indicative and for identification purposes only and interested parties should inspect the plans provided with the conditions of sale with regards to precise boundaries of the land.

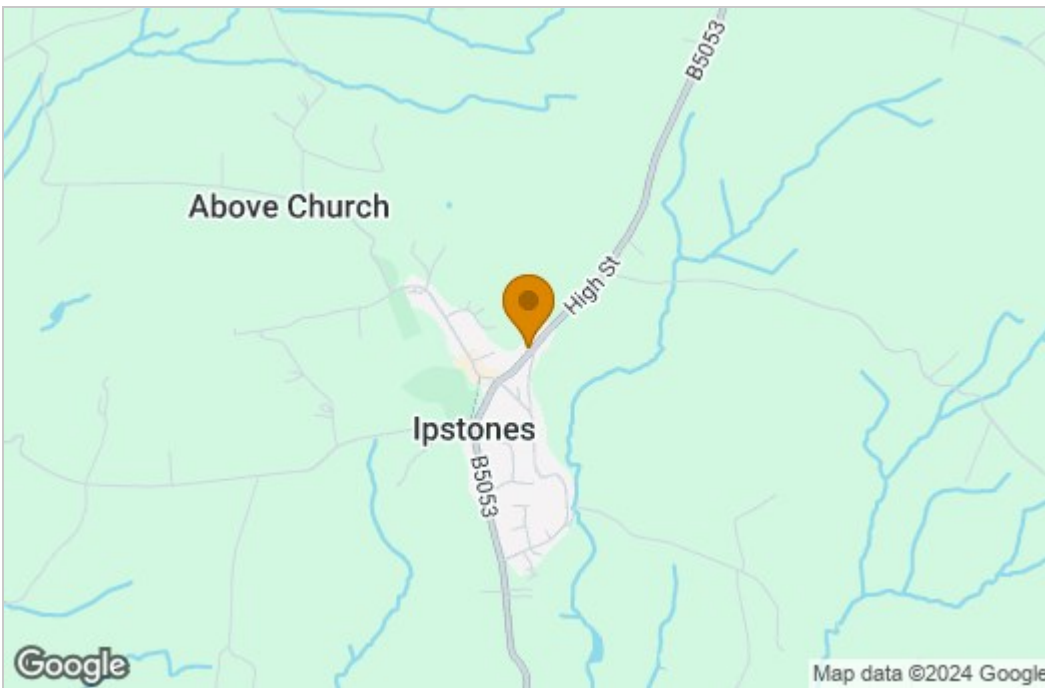
### Please Note

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. The buyer is advised to obtain verification from their Solicitor or Surveyor.

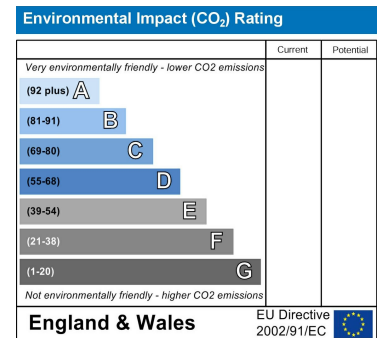
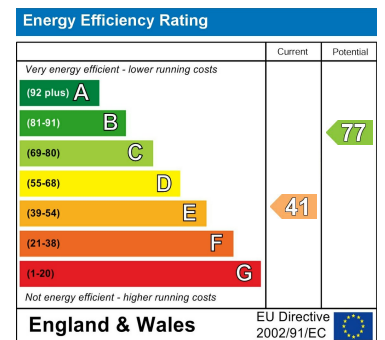
## Plan



## 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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