



## 98 Brookfields Road, Ipstones, Stoke-On-Trent, ST10 2NH

Offers In The Region Of £460,000

- Five bedroom detached family home
- Three reception rooms
- Intergal double garage
- Driveway
- Front and rear gardens
- Ensuite to bedroom one
- Village location
- Utility
- Lots of potential

# 98 Brookfields Road, Stoke-On-Trent ST10 2NH

Nestled in the charming village of Ipstones, Staffordshire Moorlands, this impressive five-bedroom detached family home on Brookfields Road offers a perfect blend of space, comfort, and modern living. The property boasts three well-proportioned reception rooms, providing ample space for family gatherings and entertaining guests.

The heart of the home features a welcoming atmosphere, ideal for creating lasting memories. With two bathrooms, including an ensuite, the property ensures convenience for the entire family. Each of the five bedrooms is generously sized, allowing for personal retreats that cater to relaxation and rest.

Set on a substantial plot, the home is surrounded by beautifully maintained front and rear gardens, perfect for outdoor activities or simply enjoying the tranquil surroundings. The large driveway provides ample parking space, while the integral double garage offers additional storage or the potential for a workshop.

This delightful property is not just a house; it is a family haven that combines practicality with a touch of elegance. With its prime location in the picturesque Staffordshire Moorlands, it is an ideal choice for those seeking a peaceful yet connected lifestyle. Don't miss the opportunity to make this wonderful home your own.



Council Tax Band: E



## Ground Floor

### Porch

7'7" x 4'5"

Composite double glazed door with side light windows to the frontage, tiled floor, radiator.

### WC

4'9" x 4'3"

UPVC double glazed window to the frontage, pedestal wash hand basin, chrome mixer taps, low level WC, fully tiled.

### Hall

12'2" x 7'7"

Wood glazed door with side light window, stairs to the first floor, radiator.

### Sitting Room

17'6" x 12'5"

UPVC double glazed window to the frontage, radiator, ceiling beams, gas log burner style fire, stone hearth and surround.

### Dining Room

11'3" x 10'4"

Wood glazed French doors to the rear, radiator.

### Conservatory

13'3" x 11'6"

UPVC double glazed construction, glass roof, door to the side aspect, tiled floor, window blinds.

### Kitchen

13'10" x 10'3"

UPVC double glazed window to the rear, units to the base and eye level, Lamona four ring gas hob, Hotpoint electric fan assisted oven and separate grill, stainless steel sink and drainer, chrome mixer tap, radiator space for a dining table and chairs, tiled floor, understairs storage cupboard, pedestrian door to the garage.

### Integral Garage

19'11" x 17'5"

Double garage, electric roller door, Glow Worm gas fired wall mounted combi boiler, power and light.

## Utility Room

11'3" x 8'3"

Two UPVC double glazed windows to the rear, units to the base and eye level, ceramic Butler sink, chrome taps, space and plumbing for a washing machine, space for a tumble dryer, space for an under counter fridge, radiator, part tiled.

## First Floor

### Landing

24'0" x 10'0"

Max measurement

UPVC double glazed window to the rear, radiator, storage cupboard, airing cupboard, loft hatch.

### Bedroom One

17'6" x 12'9"

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

### En-suite

9'11" x 8'6"

UPVC double glazed window to the rear, panel bath, chrome taps, walk in shower enclosure, electric Triton shower, pedestal wash hand basin, chrome taps, low level WC, standard radiator, chrome ladder radiator, fully tiled, inset ceiling spotlights.

### Bedroom Two

13'10" x 10'1"

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

### Bedroom Three

10'4" x 10'3"

UPVC double glazed window to the rear, radiator.

### Bedroom Four

11'5" x 11'5"

Max measurement

UPVC double glazed window to the frontage, radiator, fitted wardrobe, built in storage cupboard.

### Bedroom Five

8'1" x 7'3"

UPVC double glazed window to the rear, radiator.

## **Bathroom**

6'6" x 6'5"

UPVC double glazed window to the rear, panel bath, brass taps, pedestal wash hand basin, low level WC, radiator, fully tiled, inset ceiling spotlights, shower with brass fittings.

## **Loft**

Baorded, pull-down-ladder, light.

## **Externally**

To the frontage, rolled concrete driveway suitable for four vehicles, area laid to lawn, dry stone wall boundary, well stocked borders, gated access to the rear.

To the rear, rolled concrete patio, area laid to lawn, kitchen garden, hedge boundary, mature trees and shrubs.

## **AML REGULATIONS**

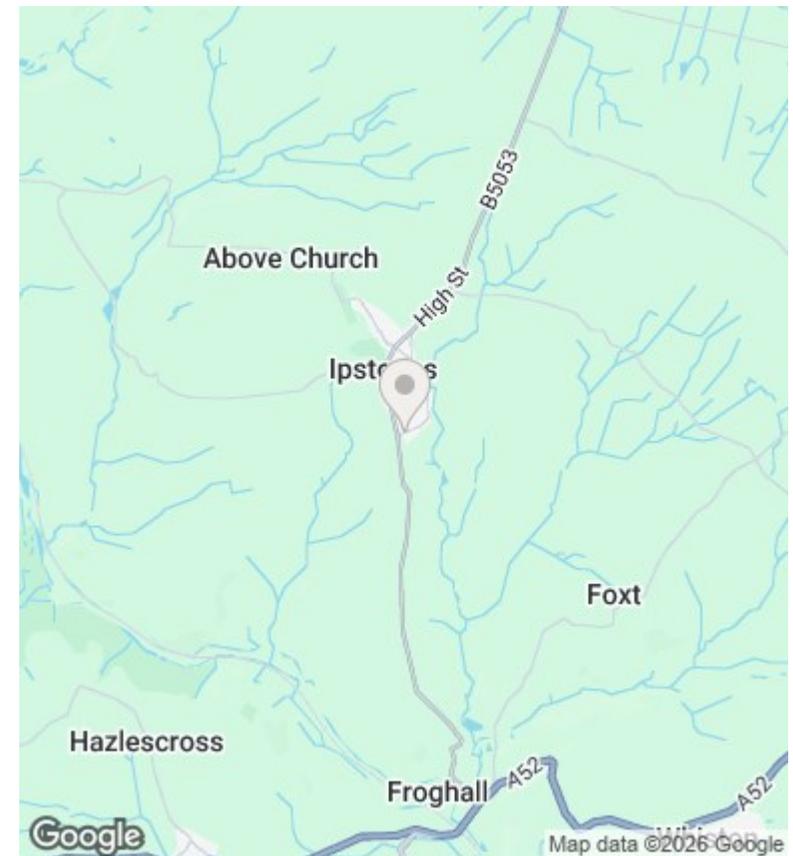
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.  
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## Directions

## Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

## Council Tax Band

E

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		69	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	