



66 Froghall Road, Ipstones, Stoke-On-Trent, Staffordshire, ST10 2NA

Offers Over £780,000

- Detached, six bedroom executive property
- Open plan kitchen / living / dining
- Three bathrooms, including en-suite to the principal bedroom
- Well presented throughout
- Driveway suitable for multiple vehicles, landscaped rear garden and paddock
- Spread over three storeys
- Under floor heating and wood Morso log burner within the living area
- Extended to the rear
- Renovated to a high standard with bespoke fixtures and fittings
- Utility room and ground floor WC

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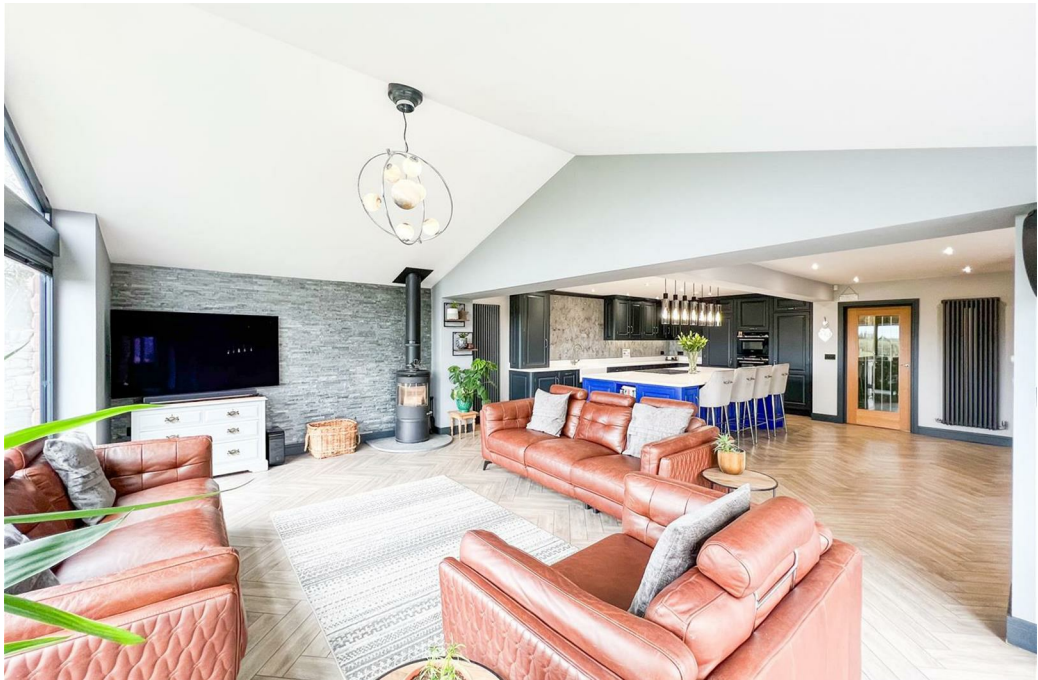
Whittaker and Biggs are pleased to offer to the market this impressive detached house. Built in 2003, this executive property boasts six spacious bedrooms, making it an ideal family home. The accommodation is thoughtfully spread over three storeys, providing ample space for both relaxation and entertainment.

As you enter, you are greeted by an inviting reception room that offers versatility for various uses, whether it be a formal sitting area or a playroom for the children. The heart of the home is the stunning open plan kitchen, living, and dining area, which has been extended to the rear, creating a bright and airy space perfect for family gatherings and entertaining guests. The kitchen is fitted with bespoke fixtures and high-quality finishes including a large island with quartz worktop, ensuring both style and functionality.

The property features three well-appointed bathrooms, including an en-suite to the principal bedroom, providing convenience for family and guests alike. Underfloor heating in the living area and the wood Morso log burner adds a touch of cosy charm during the colder months.

 6  3  2  C

Council Tax Band: F



Ground Floor

Hallway

12'9" x 6'8"

Composite double glazed door with side light windows to the frontage, stairs to the first floor two anthracite radiators.

Snug

11'6" x 11'4"

UPVC double glazed bay window to the frontage, anthracite radiator.

WC

6'10" x 3'9"

UPVC double glazed window to the side aspect, wall mounted wash hand basin, chrome mixer tap, low level WC, chrome ladder radiator.

Kitchen / Living / Dining

33'11" x 30'2" max measurement

UPVC bifold doors to the rear, UPVC bifold doors to the side aspect, Three UPVC picture windows with triangular transom window to the rear, units to the base and eye level, island unit, quartz worktops, Siemens ceramic five ring hob, Siemens retractable extractor fan, Siemens electric fan assisted oven, Siemens microwave combination oven, integral larder fridge, integral larder freezer, island unit, wine cooler, two anthracite vertical column radiators, inset ceiling spotlights, feature pendant lighting, Morso Log burner, slate hearth, feature stone wall, under floor heating within the extended living area section.

Utility Room

11'3" x 4'11"

UPVC double glazed door to the side aspect, units to the base and eye level, solid wood worktop, butler sink, chrome mixer tap with removable spray, space and plumbing for a washing machine, pedestrian door to the garage.

Garage

18'5" x 11'5"

Electric roller door, power and light, wall mounted gas fired Vaillant boiler.

First Floor

Landing

19'1" x 7'9"

UPVC double glazed window to the frontage, stairs to the second floor, radiator.

Bathroom

10'10" x 7'7"

UPVC double glazed window to the rear, panel bath, black mixer tap, shower over, black fittings, rainfall shower head, glass shower screen, round vanity wash hand basin, black mixer tap, concealed cistern low level WC, black ladder radiator, airing cupboard housing the Vaillant water tank, inset ceiling spotlights, shaver point, demist mirror.

Bedroom One

18'11" x 11'6"

UPVC double glazed window to the rear, fitted wardrobes and dressing table, radiator.

En-suite

11'4" x 5'4"

UPVC double glazed window to the side aspect, walk-in shower enclosure, chrome fittings, rainfall shower head, dual vanity sinks, concealed cistern low level WC, extractor fan.

Bedroom Two

17'2" x 10'4"

UPVC double glazed window to the rear, radiator.

Bedroom Three

12'9" x 11'2"

UPVC double glazed window to the frontage, radiator.

Bedroom Four

11'6" x 11'3"

UPVC double glazed window to the frontage, radiator.

Second Floor

Landing

9'10" x 3'10"

Velux skylight, built in storage cupboard.

Bedroom Five

17'10" x 14'8"

Velux skylight to the rear, radiator.

Bedroom Six

17'10" x 11'4"

Velux skylight to the rear, radiator.

Shower Room

6'6" x 5'7"

Velux skylight to the rear, quadrant shower enclosure, chrome fittings, pedestal wash hand basin, chrome taps, low level WC, chrome ladder radiator.

Externally

To the frontage, tarmacadam driveway suitable for multiple vehicles, dry stone wall and hedge boundary, access to the rear, power connected.

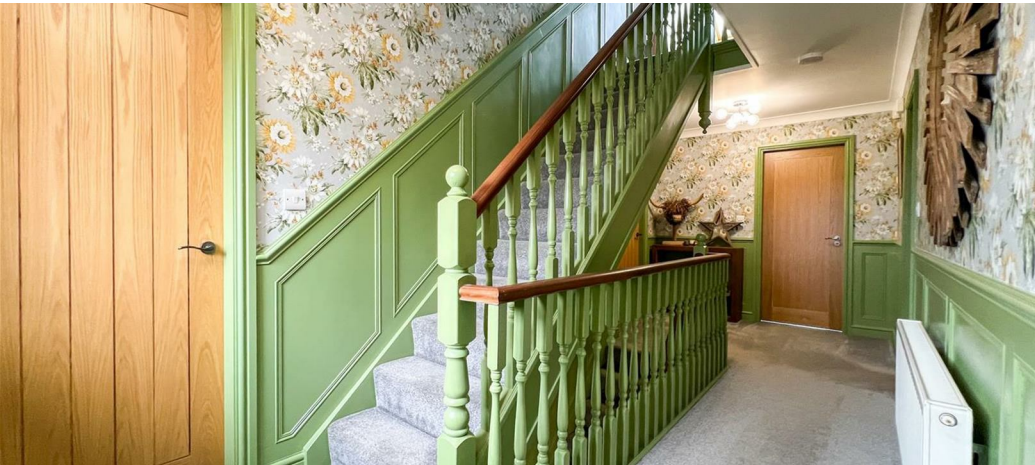
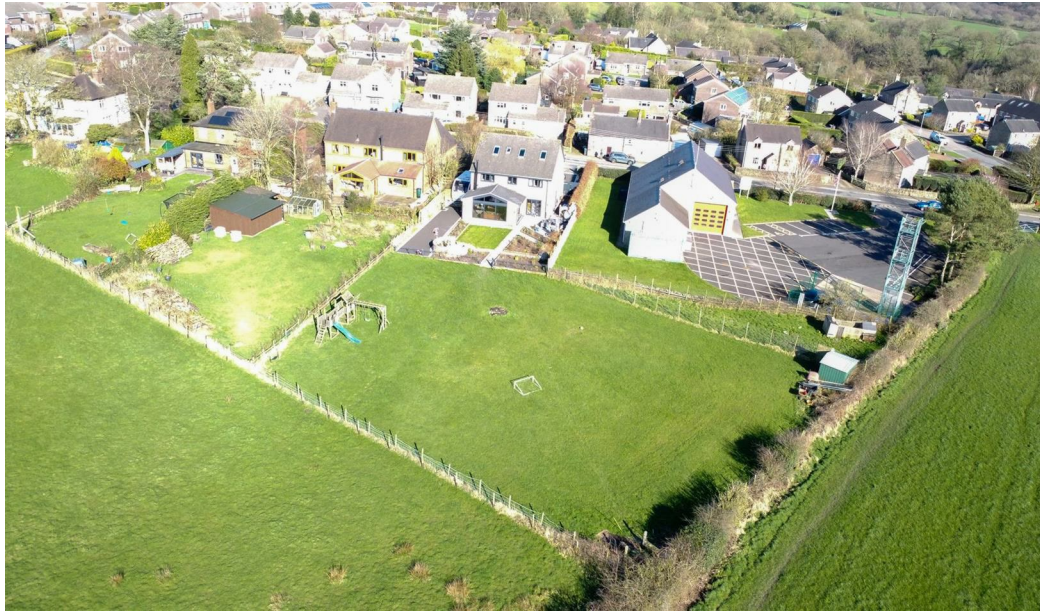
To the rear, paved patio, area laid to, lawn, raised beds, wooden and iron fence boundary, stone seating area, power connected.

Paddock with gated access, timber play frame, metal shed.

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

F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		