



## 23 Church Meadow, Ipstones, Staffordshire, ST10 2LS

£385,000

- Offered to the market with no onward chain
- Occupying a desirable cul-de-sac position within a quiet and well-regarded village
- Practical utility room providing additional storage and laundry facilities
- Impressive four-bedroom detached family home, offering spacious and well-balanced accommodation
- Spacious and versatile layout featuring two separate reception rooms and a study, perfectly suited to family living
- Bright and airy conservatory overlooking the garden
- Enjoying far-reaching views across the neighbouring countryside, creating a wonderful backdrop
- Generous breakfast kitchen fitted with an extensive range of units and ample space for informal dining
- Principal bedroom benefitting from a private en-suite shower room

# 23 Church Meadow, Ipstones ST10 2LS

Selling with NO CHAIN, Whittaker & Biggs are pleased to offer to the market this impressive four-bedroom detached family home on Church Meadow. Set within a desirable cul-de-sac, the property boasts far-reaching views across the picturesque countryside, making it an ideal retreat for those seeking tranquility.

Upon entering, you will find two spacious reception rooms that provide ample space for family gatherings and entertaining guests. The bright and airy conservatory offers a lovely view of the garden, perfect for relaxation or enjoying a morning coffee.

The principal bedroom is a true sanctuary, complete with a private en-suite shower room, ensuring convenience and privacy. The additional three bedrooms are well-proportioned, making this home suitable for families of all sizes.



Council Tax Band: E



## Ground Floor

### Hallway

16'6" x 5'9" max measurement

Wood door with double glazed side light window to the frontage, stairs to the first floor, radiator, understairs storage cupboard.

### Sitting Room

16'5" x 11'4"

Wood double glazed bay window to the frontage, two radiators, fireplace (non working/disconnected), limestone hearth and surround.

### Dining room

11'3" x 10'5"

UPVC double glazed patio doors to the rear, radiator.

### Breakfast Kitchen

14'0" x 10'5"

UPVC double glazed window to the rear, units to the base and eye level, Whirlpool four ring gas hob, Hotpoint electric fan assisted oven and separate grill, stainless steel sink and a half with drainer, chrome mixer tap, space and plumbing for a dishwasher, space for an under counter fridge, radiator, inset ceiling spotlights.

### Study

8'4" x 8'0"

Metal double glazed patio doors to the rear, radiator.

### Conservatory

9'2" x 6'0"

UPVC double glazed construction, glass roof, French doors to the rear, tiled floor.

### Utility Room

8'0" x 4'0"

Wood double glazed window to the side aspect, space and plumbing for a washing machine, space for a free standing larder fridge and larder freezer, loft hatch, pedestrian door to the garage.

## WC

8'0" x 2'7"

Vanity wash hand basin, chrome mixer tap, low level WC, radiator, extractor fan.

## Integral Garage

17'0" x 16'9"

UPVC double glazed window to the side aspect, two metal up and over doors, wall mounted gas fired Glow Worm boiler, base unit, wall units, workbench, power and light.

## First Floor

### Landing

Loft hatch, radiator, airing cupboard housing the hot water tank.

### Bathroom

9'5" x 5'10"

Wood double glazed window to the rear, panel bath, chrome mixer tap, shower over, chrome fittings, glass shower panel, vanity wash hand basin, chrome mixer tap, low level WC, chrome ladder radiator, inset ceiling spotlights, extractor fan, shaver point.

### Bedroom One

15'6" x 11'5"

Wood double glazed window to the frontage, radiator, fitted wardrobes, over bed storage, dressing table and drawers.

### En-suite

5'5" x 4'11"

Wood double glazed window to the frontage, quadrant shower enclosure, chrome fittings, vanity wash hand basin, chrome mixer tap, low level WC, white ladder radiator, inset ceiling spotlights, extractor fan.

### Bedroom Two

14'10" x 10'8" max measurement

Wood double glazed window to the frontage, views of the fields beyond, radiator, over stairs storage cupboard.

### Bedroom Three

11'7" x 8'1" max measurement

Wood double glazed window to the rear, radiator.

### **Bedroom Four**

9'2" x 7'7"

Wood double glazed window to the rear, views over the neighbouring countryside, radiator.

### **Loft**

Part boarded, pull-down-ladder, light.

### **Externally**

To the frontage tarmacadam driveway, area laid to lawn, dwarf wall boundary, mature shrubs.

To the rear, paved patio, mainly laid to lawn, mature trees and shrubs, fence boundary, gated access from the frontage, views beyond.

### **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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	71
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	