



## 63 High Street, Ipstones, Stoke-On-Trent, ST10 2LU

Offers In The Region Of £569,000

- Selling with NO CHAIN!
- Three reception rooms
- Ground floor shower room and first floor bathroom
- Detached property with views to the rear
- Integral double garage and private driveway
- Situated in a sought after village location
- Four bedrooms
- Fully enclosed rear garden

# 63 High Street, Stoke-On-Trent ST10 2LU

Selling with NO CHAIN, Whittaker & Biggs are delighted to offer to the market this impressive detached house on High Street Ipstones. With four bedrooms, including a unique loft room located above the garage with its own private staircase, this property is ideal for families or those seeking extra space for guests or a home office.

The house boasts three well-appointed reception rooms, providing ample space for relaxation and entertaining. The ground floor features a convenient shower room, while the first floor is home to a family bathroom, ensuring that all your needs are met with ease.

One of the standout features of this property is the stunning views to the rear, allowing you to enjoy the beauty of the surrounding countryside from the comfort of your home. The integral double garage and private driveway offer secure parking and additional storage options, making this home both practical and inviting.



Council Tax Band: D



### **Breakfast Kitchen**

Composite double glazed door with transom window to the frontage, UPVC double glazed window to the frontage, UPVC double glazed window to the side aspect, units to the base and eye level granite worktop, seven ring Stoves range cooker, integral Neff dishwasher, integral fridge freezer, integral under counter freezer, integral under counter fridge, integral bin, two white vertical designer radiators, inset ceiling spotlights.

### **Sitting Room**

UPVC double glazed window to the side aspect, log burner, slate hearth, wood mantel, radiator, parquet flooring.

### **Dining Room**

UPVC double glazed bay window to the frontage, UPVC double glazed window to the side aspect, log burner, marble hearth, wood surround, radiator, parquet flooring.

### **Garden Room**

UPVC double glazed French doors to the side aspect, UPVC double glazed window to the rear, UPVC double glazed window to the side aspect, radiator.

### **Study**

UPVC double glazed door to the frontage, UPVC double glazed window to the frontage, radiator.

### **Shower Room**

UPVC double glazed window to the side aspect, walk-in shower enclosure, chrome fittings, rainfall shower head, pedestal wash hand basin, chrome mixer tap, low level WC, Chrome ladder radiator, fitted storage cupboard, inset ceiling spotlights.

### **Hallway**

Composite double glazed door to the frontage, UPVC double glazed window to the

rear UPVC double glazed door with side light and transom window to the rear, pedestrian door to the garage, radiator, stairs to the first floor.

### **Integral Double Garage**

Electric door, work surface with ceramic sink and drainer, chrome taps, space and plumbing for a washing machine, radiator, power and light, UPVC door to the rear, stairs to bedroom five.

### **First Floor**

#### **Landing**

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

#### **Bathroom**

UPVC double glazed window to the side aspect, freestanding claw foot bath, chrome telephone style mixer tap and handheld shower attachment, separate shower enclosure, chrome fittings, stand mounted wash hand basin, chrome taps, low level WC, inset ceiling spotlights, chrome ladder radiator.

#### **Bedroom One**

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

#### **Bedroom Two**

UPVC double glazed window to the rear, UPVC double glazed window to the side aspect, fitted wardrobes, radiator.

#### **Bedroom Three**

UPVC double glazed window to the frontage, radiator.

#### **Bedroom Four**

UPVC double glazed window to the side aspect, radiator

### **Bedroom Five**

Fakro skylight to the side aspect, circular wood double glazed window to the frontage, radiator, eaves storage housing the Worcester combi boiler.

### **Externally**

To the frontage, block paved driveway suitable for multiple vehicles, hedge and wall boundary, topiary bushes, well stocked borders, gated access to the rear.

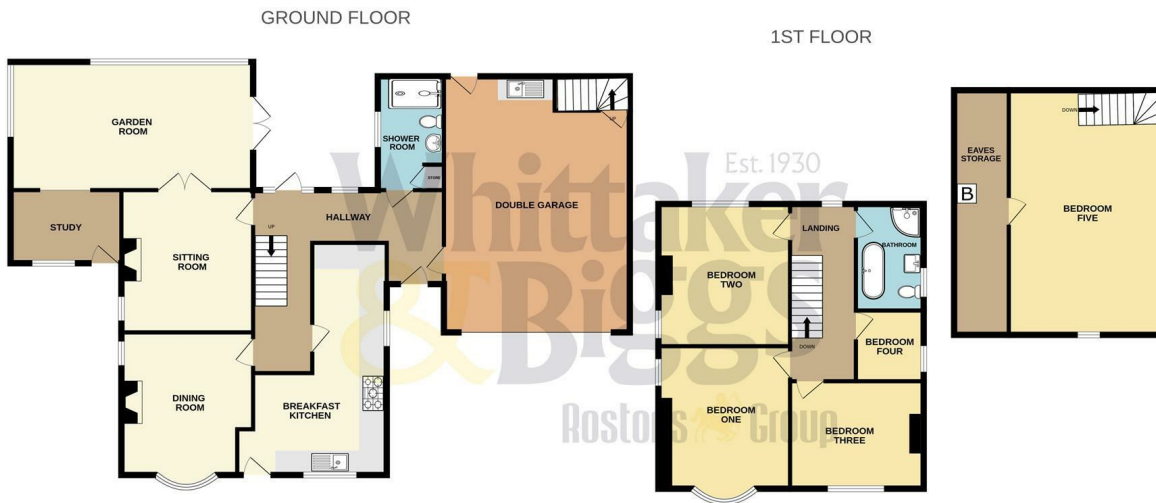
To the rear, paved patio, area laid to lawn, hedge and fence boundary, well stocked borders, mature trees and shrubs, topiary hedges, glass greenhouse, two timber sheds, views beyond.

### **AML REGULATIONS**

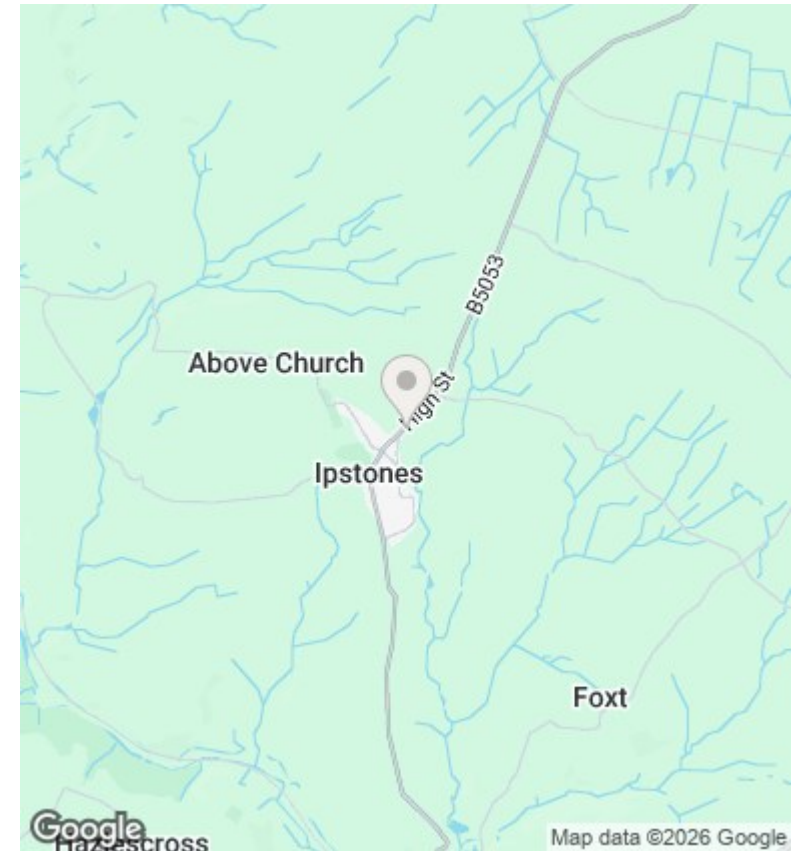
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan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

D

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>	70	76
(55-68) <b>D</b>		
(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	