Whittaker & Biggs
Est. 1930
Rostons Group







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

Offers In The Region Of £525,000

- 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

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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.

4 2 3 C

Council Tax Band: D





Ground Floor

Breakfast Kitchen
21'7" x 13'11" max measurement
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
13'3" x 12'4"
UPVC double glazed window to the side aspect, log burner, slate hearth, wood mantel, radiator, parquet flooring.

Dining Room
13'3" x 12'3" max measurement
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
22'7" x 11'11"
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
9'11" x 6'9"
UPVC double glazed door to the frontage, UPVC double glazed window to the frontage, radiator.

Shower Room
10'7" x 6'2"
UPVC double glazed window to the side aspect, walk-in shower enclosure, chrome fitments, 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
23'8" x 17'3"
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
9'11" x 5'7"
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 fitments, stand mounted wash hand basin, chrome taps, low level WC, inset ceiling spotlights, chrome ladder radiator.

Bedroom One
13'3" x 12'4" max measurement
UPVC double glazed bay window to the frontage, UPVC double glazed window to the side aspect, fitted wardrobes, radiator.

Bedroom Two
13'4" x 12'4"
UPVC double glazed window to the rear, UPVC double glazed window to the side aspect, fitted wardrobes, radiator.

Bedroom Three
12'5" x 10'0"
UPVC double glazed window to the frontage, radiator.

Bedroom Four
6'2" x 6'0"
UPVC double glazed window to the side aspect, radiator

Loft Room
22'9" x 16'0"
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
We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

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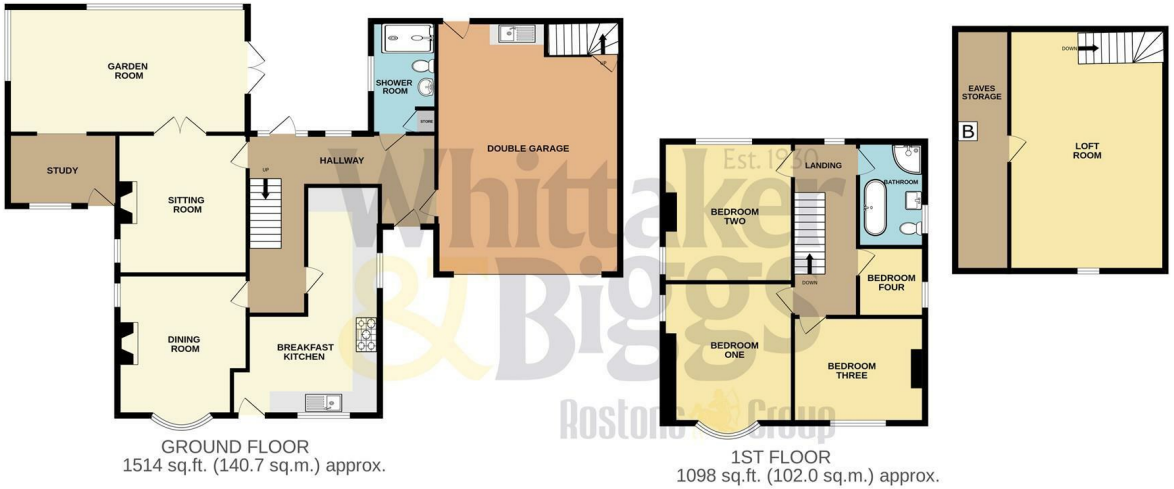












TOTAL FLOOR AREA : 2612 sq.ft. (242.6 sq.m.) approx.

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

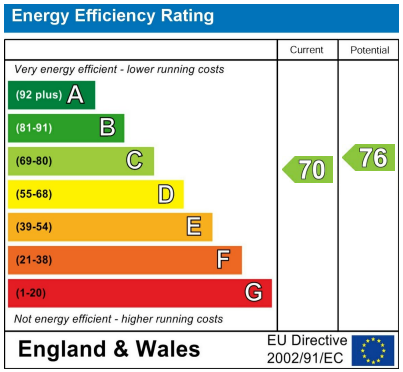
Viewings

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

Council Tax Band

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