

## Brookside Brookfields Road, Ipstones, Stoke-On-Trent, ST10 2LY

Offers In The Region Of £425,000

- Detached bungalow
- Large driveway with parking for 10 plus vehicles
- Versatile layout
- NO CHAIN!
- 3 bedrooms
- Original Shreiber kitchen cabinetry
- Conservatory
- Integral double garage
- Village location
- Dual aspect 25ft sitting/dining room



# Brookside Brookfields Road, Stoke-On-Trent ST10 2LY

Nestled on Brookfields Road in the charming village of Ipstones, this delightful bungalow offers a perfect blend of comfort and style. Built in 1970, the property boasts a spacious layout with two inviting reception rooms, ideal for both relaxation and entertaining. The second reception room offers versatility and could be utilised as a home office, study, dining room or snug. With three well-proportioned bedrooms, this home is perfect for families or those seeking extra space.

The shower room is thoughtfully designed, providing a serene space for unwinding after a long day. One of the standout features of this property is the exquisite Italian Murano glass wall and ceiling lights that grace the hall, adding a touch of elegance and sophistication. The original Schreiber kitchen cabinetry showcases quality craftsmanship and offers ample storage, making it a joy to cook and gather with loved ones.



Council Tax Band: E



### **Hallway**

15'7" x 11'6"

Max measurement

UPVC double glazed door with side light windows to the frontage, two radiators, storage cupboard, airing cupboard, Italian Murano glass ceiling, wall lights and mains powered smoke alarm.

### **Bedroom One**

13'11" x 11'8"

UPVC double glazed window to the frontage, radiator.

### **Bedroom Two**

9'10" x 9'10"

UPVC double glazed window to the side aspect, built in wardrobe, radiator.

### **Shower Room**

10'0" x 7'1"

Max measurement

UPVC double glazed window to the side aspect, walk-in shower enclosure, electric Mira shower, vanity wash hand basin, chrome mixer tap, concealed cistern low level WC, base and wall units, fully tiled, inset ceiling spotlights, chrome ladder radiator, tiled floor, extractor fan.

### **Bedroom Three**

13'10" x 7'10"

UPVC double glazed window to the rear, radiator.

### **Sitting / Dining Room**

25'11" x 12'3"

UPVC double glazed window to the frontage, aluminium patio doors to the rear, two radiators, electric fire on a stone hearth and surround.

### **Reception Two**

9'10" x 8'9"

UPVC double glazed window to the rear, radiator.

### **Conservatory**

9'3" x 8'9"

UPVC construction, polycarbonate roof, French doors to the side aspect, tiled floor.

### **Kitchen**

12'3" x 10'0"

UPVC double glazed window to the rear, original Schreiber units to the base and eye level, Miller five ring gas hob, extractor hood, 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 undercounter fridge, space for an undercounter freezer, radiator, fully tiled.

### **Utility Room**

7'0" x 7'6"

Max measurement

UPVC double glazed door to the side, aspect UPVC double glazed window to the rear, stainless steel sink and drainer, chrome mixer tap, white ladder radiator, plumbing for a washing machine, fully tiled.

## **WC**

4'5" x 2'4"

UPVC double glazed window to the rear, low level WC, radiator, fully tiled.

## **Integral Garage**

19'5" x 18'0"

Max measurement

Double garage, fiberglass/metal up-and-over door, UPVC double glazed window to the frontage, uPVC, double glazed window to the side aspect, wall mounted gas fired Baxi combi boiler, power and light, mains powered smoke alarm.

## **Loft**

Part boarded, light, five Velux windows.

## **Externally**

To the frontage, gravel driveway suitable for 10 cars, dry stone wall, mature trees and shrubs, outdoor tap, power socket, security lights.

To the rear, blocked paved patio, area laid to lawn, mature trees and shrubs, dry stone wall, brook beyond the boundary

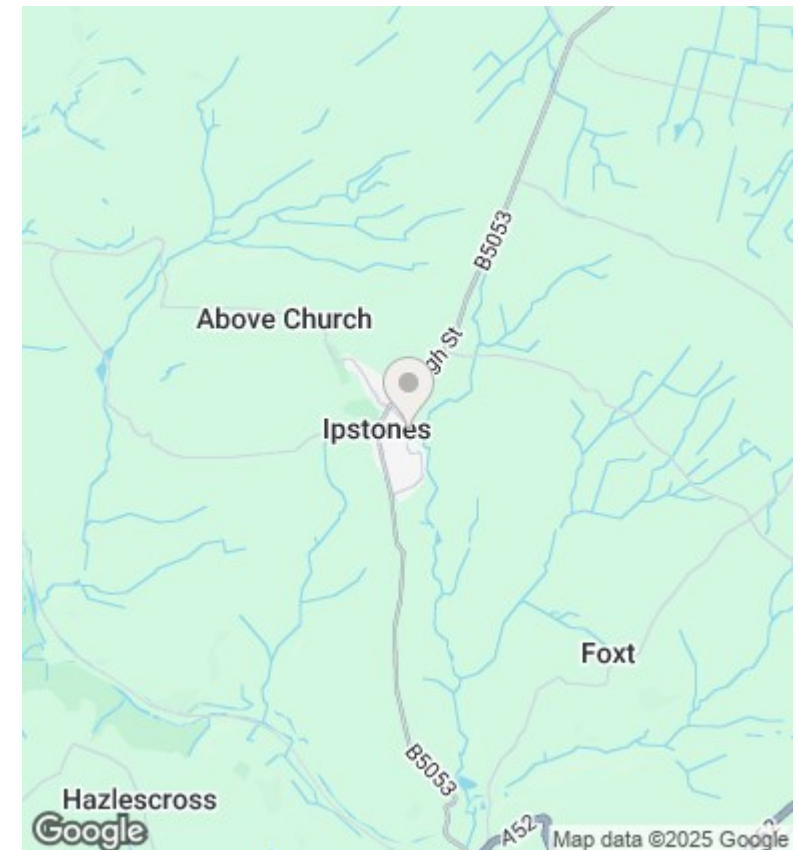








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC