



10 St. Leonards Avenue, Staffordshire, ST10 2QD

Offers in the region of £425,000

Call us to arrange a viewing 9am - 9pm 7 days a week!

"A house is not just a place to live, it's a canvas for your dreams." - Unknown

Tucked away in a quiet cul-de-sac in the sought-after village of Ipstones, this generously sized detached home offers four bedrooms, flexible living space, and fantastic potential to modernise and make it your own. With a large garden, multiple reception rooms, and countryside views, this is the perfect opportunity to create a forever family home in a semi-rural location.

Denise White Estate Agents Comments

Nestled in a peaceful cul-de-sac within the charming village of Ipstones, this substantial four-bedroom detached property presents an exceptional opportunity for families seeking space, privacy, and the chance to create a long-term home in a desirable semi-rural setting.

While the property would benefit from modernisation, it offers generously proportioned accommodation throughout, with the potential to tailor each room to your own tastes and needs.

Upon entering, you are welcomed by a spacious entrance hall with stairs rising to a galleried landing, setting the tone for the scale of the home. The large living room spans the full depth of the property and benefits from a bay-style window to the front and double doors leading out to the rear garden—creating a light-filled, sociable space ideal for relaxing or entertaining year-round.

To the rear, the breakfast kitchen is fitted with a range of units and enjoys views over the garden. Double doors connect this space to the living room, enhancing the flow of the ground floor. A separate dining room offers further versatility, whether as a formal dining area, playroom, or home office. A useful utility room provides access to the garden, while a ground floor bathroom with jacuzzi bath adds to the home's practicality.

Upstairs, the property continues to impress with four well-proportioned bedrooms, including two generous doubles that span the depth of the home and benefit from delightful views. The primary bedroom boasts a Juliet balcony and an en suite shower room, while the second bedroom features an extensive range of fitted wardrobes. Two further bedrooms are ideal for children, guests, or as home offices—each with views over the rear garden and surrounding countryside.

Outside, a paved driveway provides ample off-road parking. A free standing shed offers sheltered side access, leading to a private enclosed garden with mature hedgerow borders. A paved patio

area wraps around the rear of the home, perfect for outdoor dining or relaxing, and a further shed provides additional storage.

This is a rare chance to secure a generous family home in one of Staffordshire's most sought-after village locations. With spacious accommodation, flexible living spaces, and superb potential for modernisation, this property is not to be missed.

Location

The Parish of Ipstones is situated in the Staffordshire Moorlands and includes the main village of Ipstones and the hamlets of Foxt, Berkhamstych, Bottomhouse, Winkhill, Froghall and Consall Forge. It is a rural area set in the scenic Staffordshire Moorlands and bordering onto the beautiful Churnet Valley. There are panoramic views for miles around from the high point of Ipstones Edge.

Ipstones has many facilities including a Memorial Hall, C of E Church, Methodist Church, First School, Nursery School, a Village Shop which incorporates a Post Office, Farm Supplies Stores and three Public Houses and a Fire Station. The village is renowned locally for the busy social life with numerous clubs, associations and activities. Annual events include the Agricultural Show, the Christmas Market and Five Mile Road Race.

Entrance Porch

2'5" x 6'6" (0.75 x 1.99)

UPVC door and window to the front aspect.
Wooden door in to:-

Entrance Hall

8'0" x 10'3" (2.44 x 3.14)



Wood effect flooring. Stairs to the first floor accommodation. Wall mounted radiator. Ceiling light.

Living Room

9'10",154'2" x 28'6" (3,47 x 8.69)



Fitted carpet. Two wall mounted radiators. Two ceiling lights. Sliding doors to the rear aspect.

Breakfast Kitchen



Kitchen Area

9'11" x 11'9" (3.04 x 3.60)



Tiled effect flooring. A range of wall and base units with laminate work surfaces above. Space for range style cooker. Stainless steel sink and drainer unit with mixer Tap above. Upvc double glazed window to the rear aspect. Inset spotlights.

Breakfast area

14'6" x 7'9" (4.44 x 2.37)



Continued tiled effect flooring. Base units with laminate work surfaces above. Wall mounted radiator. Two Upvc double glazed windows to the side and rear aspect. French doors into living room. Two ceiling lights.

Dining Room

12'0" x 11'3" (3.68 x 3.43)



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the front aspect. Ceiling light. Access into: –

Utility

8'11". x 7'11" (2.72. x 2.43)

Tiled flooring. UPVC door to the rear aspect. UPVC double glazed window to the rear aspect. Under counter space for washing machine and tumble

dryer. Wall mounted combination boiler. Ceiling light.

Bathroom

9'10" x 5'4" (3.02 x 1.63)



Tiled floor. Low-level WC. Pedestal style basin. Fitted Jacuzzi bath. Wall mounted radiator. Two obscured UPVC double glazed windows to the front aspect. Ceiling light.

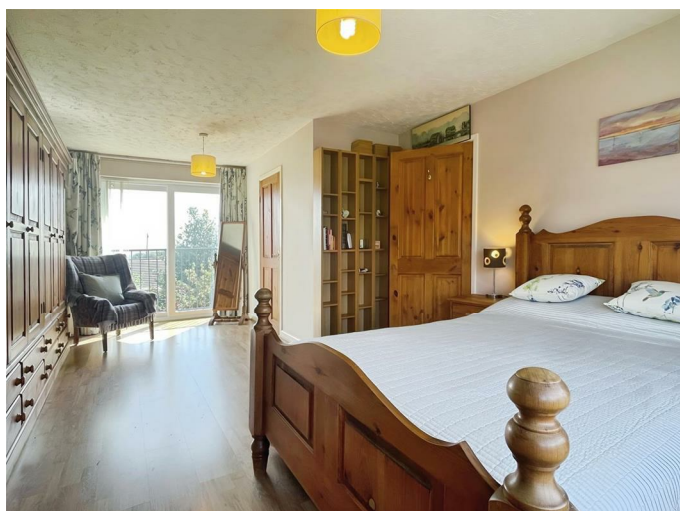
First Floor Landing



Wooden parquet flooring. Wall mounted radiator. UPVC double glazed window to the front aspect. Wall light. Ceiling light. Loft access.

Bedroom One

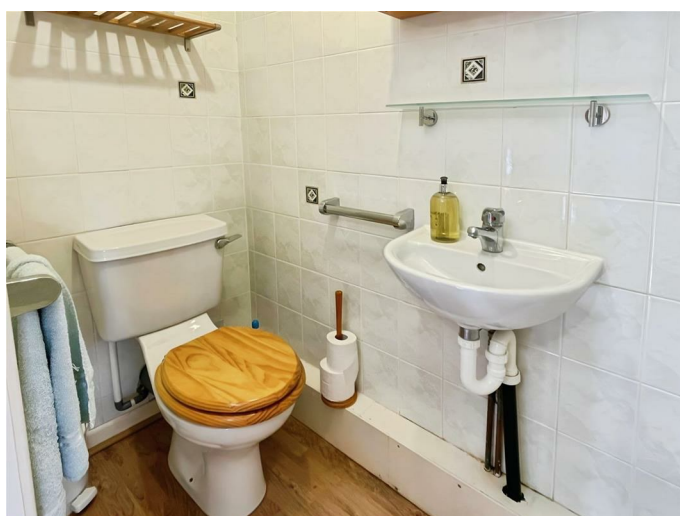
20'1" x 12'4" (6.13 x 3.77 Max)



Wood effect laminate flooring. Wall mounted radiator. UPVC double glazed window to the front aspect. Juliet balcony to the rear aspect. Two ceiling lights. Access into: –

Ensuite

2'11" x 7'7" (0.91 x 2.33)



Continue wood effect laminate flooring. Low-level WC. Tiled walls. Wall mounted wash hand basin. Shower cubicle with electric shower. Extractor fan. Ceiling light.

Bedroom Two

11'5" x 19'9" (3.48 x 6.02)



Fitted carpet. Two wall mounted radiators. Two UPVC double glazed windows to the side and rear aspect. Fitted wardrobes. Two ceiling lights.

Bedroom Three

9'6" x 6'11" (2.91 x 2.13)



Wood effect laminate flooring. Wall mounted radiator. UPVC double glazed window to the rear aspect. Ceiling light.

Bedroom Four

8'6" x 8'7" (2.60 x 2.62)



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the rear aspect. Fitted wardrobes. Ceiling light.

Bathroom

8'3" x 5'3" (2.53 x 1.62)



Tiled flooring. Low-level WC. Wall mounted basin. Wall mounted radiator. Wet room shower. Obscured UPVC double glazed window to the front aspect. Extractor fan. Ceiling light.

Outside



To the front of the property is a paved driveway providing off road parking for multiple vehicles. Access to the rear can be gained at the side of the home through a free standing shed. The rear garden is mainly lawned with mature shrubs and borders surrounding with a large apple tree at the centre. A paved patio surrounds the rear of the home and leads to a useful garden shed ideal for storage.

Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band E

Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings — prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

About Your Agent



"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advise.

Property To Sell Or Rent?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

You Need A Solicitor!

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

Do You Require A Mortgage?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

WE WON!



Local Estate Agent Wins Prestigious British Gold Award for Customer Service

Denise White Bespoke Estate Agents has been honored with the esteemed Gold Award 2024 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their

inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

As part of the assessment, the British Property Awards mystery shopped 90% of estate agents nationwide, evaluating their telephone etiquette, responsiveness to emails, promptness in returning missed calls, and, crucially, their expertise in the local marketing area.

The Gold Award is a testament to the estate agents who consistently go above and beyond, delivering exceptional levels of customer service, focusing on their commitment and excellence within the local community.

Floor Plan

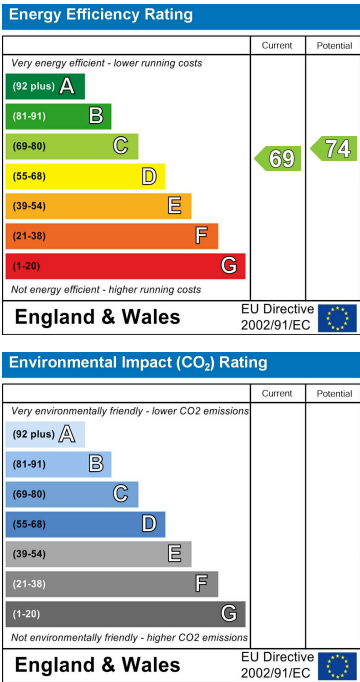


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map



Energy Efficiency Graph



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