

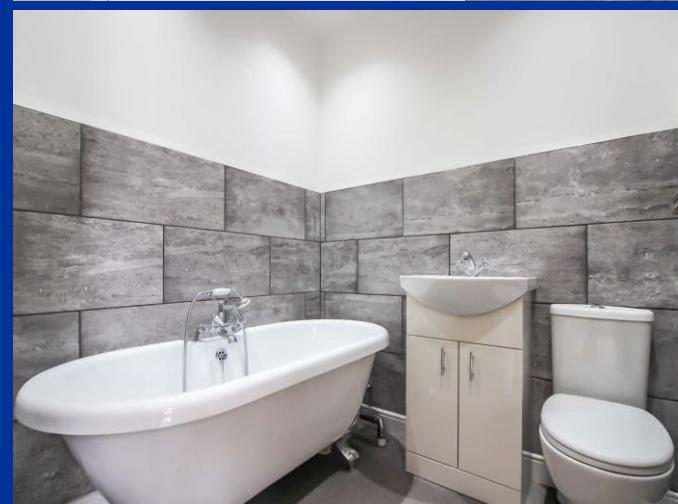


Light Oaks Avenue, Stoke-On-Trent, ST2 7NF.
Offers in Excess of £300,000

Est. 1930
**Whittaker
& Biggs**

45 Light Oaks Avenue, Light Oaks, Stoke-On-Trent, Staffordshire, ST2 7NF,.

This NEW BUILD detached three bedroom bungalow, has been completed to an excellent standard and is nestled on a private plot, on a quiet cul de sac in the highly desirable semi-rural location of Light Oaks. Designed and finished in a contemporary look, the property boasts underfloor heating throughout, anthracite windows and doors, oak doors, integrated appliances which includes washer/dryer, fridge/freezer, microwave, electric oven, dishwasher and ensuite wet room to bedroom one. You're welcomed into the property via the hallway, with a 14ft living room having bay window to the frontage. The bathroom incorporates a roll top bath on claw feet, vanity wash hand basin and WC. The dining kitchen is a modern design, having handleless units, ceramic hob with angled extractor, room for a table and chairs and access to the rear garden. The three bedrooms are of good proportions, with the ensuite wet room having WC and wall mounted sink. One of the bedrooms could also be utilised as a dining room, if so desired. A generous tarmacadam driveway is located to the front and side of the property, with both lawn areas to the front and rear. A pathway provides pedestrian access to one side, with a patio area to the rear. The developer has left a hard standing area to rear of the property, so that timber framed shed can be easily housed. Offered for sale with NO CHAIN, a viewing is highly recommended to appreciate this homes position, specification and low maintenance garden.



ACCOMMODATION

Entrance Hallway

Composite double glazed door to the front elevation, storage cupboard with boiler, underfloor heating.

Living Room 14' 8" x 11' 9" (4.48m into bay x 3.59m)

Upvc double glazed bay window to the front elevation, underfloor heating.

Dining Kitchen 15' 10" x 8' 10" (4.83m x 2.69m)

Range of handleless units to the base and eye level, ceramic hob, angled extractor, integral dishwasher, washer dryer, fridge/freezer, sink unit with drainer, underfloor heating, Upvc double glazed window and patio doors to the rear elevation.

Bathroom 6' 2" x 5' 7" (1.87m x 1.69m)

Roll top bath on claw feet, vanity wash hand basin, low level WC, part tiled.

Bedroom One 11' 0" x 10' 11" (3.36m x 3.34m)

Upvc double glazed window to the front elevation, underfloor heating.

Ensuite Wet Room 5' 7" x 4' 2" (1.69m x 1.26m)

Low level WC, wall mounted sink, tiled, chrome shower fitment.

Bedroom Two 12' 5" x 8' 10" (3.79m max measurement x 2.69m)

Upvc double glazed window to the rear elevation, underfloor heating.

Bedroom Three 12' 5" x 7' 10" (3.79m x 2.38m)

Upvc double glazed window to the rear elevation, underfloor heating.

Externally

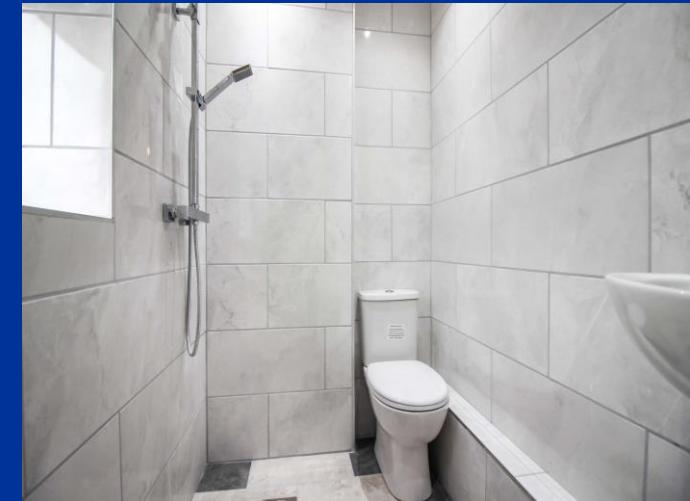
Tarmacadam driveway to the front and side elevation, lawn to the front and rear, patio to the rear, fenced boundaries and hardcore base to the rear.

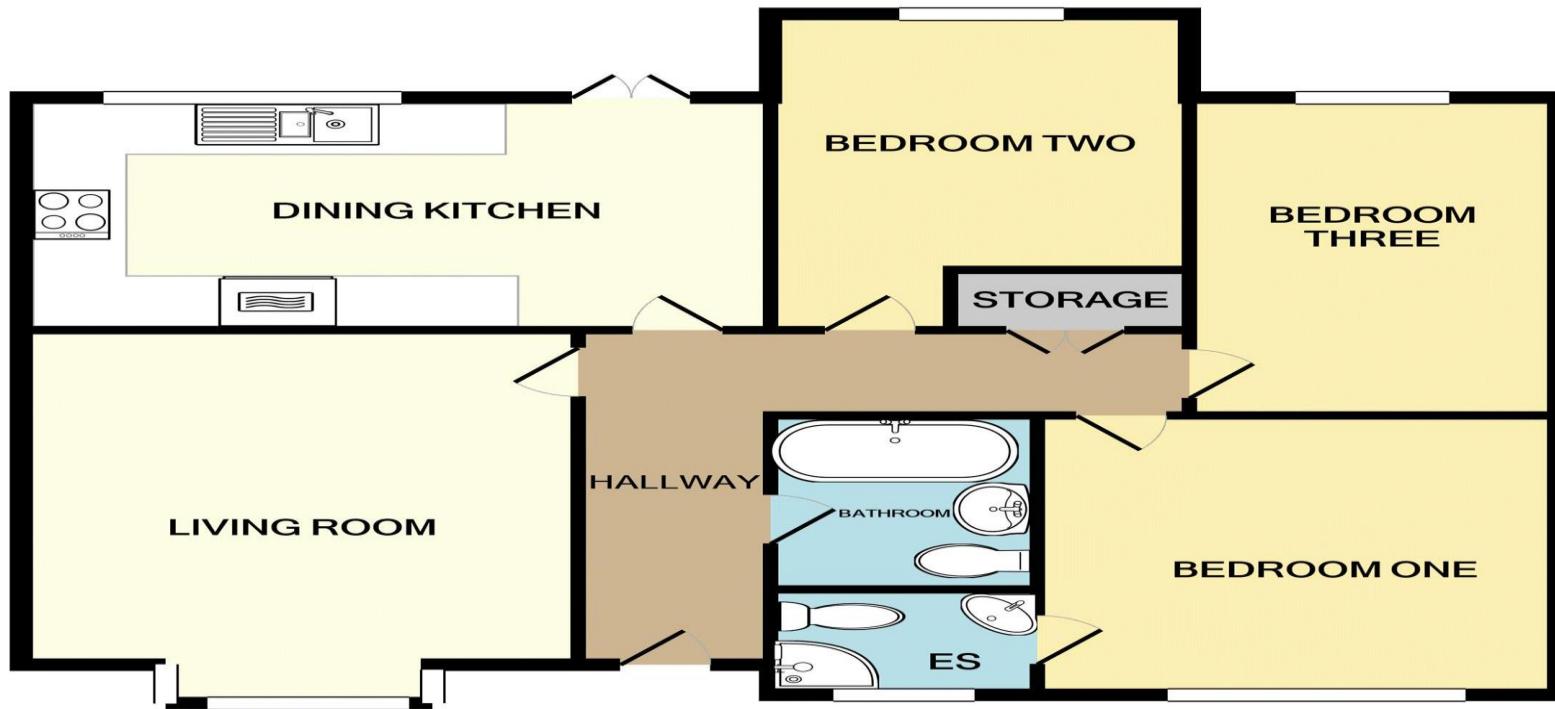
Note:

Council Tax Band:

EPC Rating:

Tenure: believed to be Freehold





Whilst every attempt has been made to ensure the accuracy of the floor plan 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

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