



Light Oaks Avenue, Light Oaks, Stoke-On-Trent, ST2 7NF.
£380,000

Est. 1930
**Whittaker
& Biggs**

Light Oaks Avenue, Light Oaks, ST2 7NF.

This four-bedroom detached family home is nestled at the head of a quiet cul de sac, is accessed via a private road and has a delightful open aspect over neighbouring fields to the side. The property boasts dual driveways, garage, two reception rooms, ensuite and private enclosed garden to the rear.

You're welcomed into the property via the entrance porch, through to the hallway, having Minton tiled floor. An impressive 22ft lounge is a light and airy space, having windows to both the front/rear and patio doors to the side, also incorporating a feature gas fire.

The breakfast kitchen is well equipped, with a good range of fitted units to the base and eye level, integrated fridge/freezer, range style cooker, space for both a free standing dishwasher and washing machine, room for a table and chairs and picture window. A useful cloakroom is located off and the dining room has ample room for a family sized dining table and chairs.

To the first floor are four bedrooms, with bedroom one having fabulous views to the front and side, fitted wardrobes and access to the ensuite. The ensuite has a double cubicle, wash hand basin, low-level WC and the family bathroom comprises of panel bath, shower over, wash hand basin and WC.

Externally to the frontage are two gravel driveways, hedged boundary, access to the rear and detached garage with up and over door. The rear garden is laid to patio, lawn with hedged and fenced boundary.

A viewing is highly recommended to appreciate this excellent location, stunning views and spacious accommodation.



Entrance Porch

UPVC double glazed door to the front elevation.

Entrance Hall

UPVC double glazed door to the front elevation, window to the front elevation, minton tiled flooring, radiator, stairs to the first floor.

Lounge 22' 8" x 12' 6" (6.92m x 3.82m)

Two UPVC double glazed window to the front and rear elevation, double glazed patio doors to the rear garden, gas fireplace, two radiators.

Breakfast Kitchen 20' 3" x 12' 6" (6.16m x 3.82m)

UPVC double glazed window to the rear and side elevation, UPVC double glazed patio doors to the rear garden, range of fitted units to the base and eye level, inset sink unit with drainer, partly tiled walls, range style cooker, integrated fridge/freezer, plumbing for washing machine, space for a dishwasher, understairs storage cupboard, loft access, two radiators.

Dining Room 12' 10" x 9' 10" (3.92m x 3.00m)

UPVC double glazed window to the front elevation, UPVC double glazed patio doors to the side elevation, radiator.

Cloakroom 5' 0" x 2' 10" (1.53m x 0.86m)

UPVC double glazed window to the side elevation, lower level WC, wash hand basin.

First Floor

Landing

Loft access housing central heating boiler.

Bedroom One 14' 10" x 12' 10" (4.53m x 3.91m)

UPVC double glazed windows to the front and side elevation, fitted wardrobes, radiator.

Ensuite 7' 6" x 6' 1" (2.28m x 1.86m)

UPVC double glazed window to the rear elevation, double shower cubicle, lower level WC, wash hand basin, partly tiled, radiator.

Bedroom Two 12' 0" x 11' 10" (3.66m x 3.61m)

UPVC double glazed window to the rear elevation, cast iron fireplace, radiator.

Bedroom Three 11' 11" x 10' 4" (3.64m x 3.15m)

UPVC double glazed window to the front elevation, radiator.

Bedroom Four 5' 9" x 5' 9" (1.76m x 1.76m)

UPVC double glazed window to the front elevation, radiator.

Bathroom 6' 11" x 6' 3" (2.10m x 1.91m)

UPVC double glazed window to the rear elevation, bath with shower over, lower level WC, vanity wash hand basin, partly tiled walls, radiator.

Externally

To the front are gravelled driveways with ample off road parking. To the rear, the garden is fully enclosed and laid to lawn with paved patio area.

Garage

Up and over door.



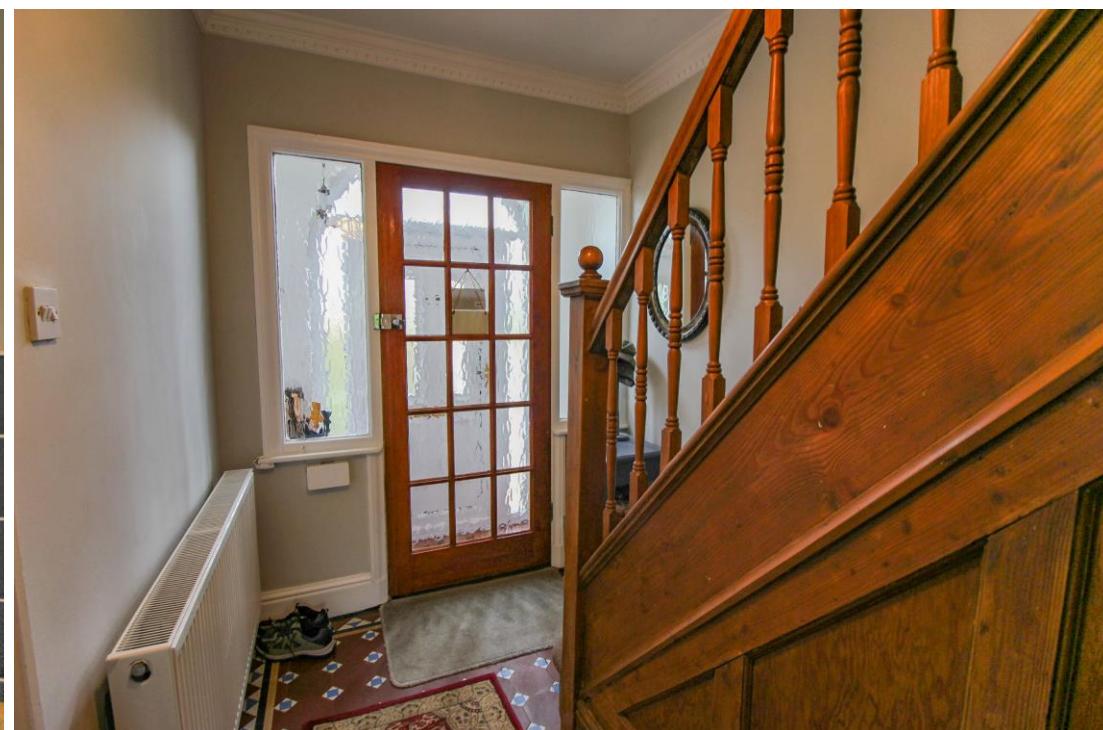
Note:
Council Tax Band: E

EPC Rating: D

Tenure: believed to be Freehold







GROUND FLOOR
526 sq.ft. (48.8 sq.m.) approx.



1ST FLOOR
502 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA : 1027 sq.ft. (95.4 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.



Directions

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