



Sunnyfield Oval, Milton, ST2 7PA.  
£315,000

Est. 1930  
**Whittaker  
& Biggs**



## Sunnyfield Oval, Milton, ST2 7PA.

An immaculate four / five bedroom detached family home, having recently undergone renovation works the home now includes a 27ft fully integrated kitchen / dining room, two reception rooms, utility room and two bathrooms. The home has been finished to a good standard throughout with quality fixture and fittings within. Situated in a quiet cul-de-sac, the home is ideally positioned within the desirable village of Milton and is nestled on a good-sized plot with off road parking to the front and garden to the rear.

Accommodation comprises of an entrance hallway with staircase to the first floor with understairs storage cupboard and cloakroom housing a W/C. The modern kitchen / dining room consist of units to the base and eye level, breakfast bar, electric oven / grill, five ring gas hob, two integral fridges, integral dishwasher, one and a half ceramic sink, ample room for a dining table with chairs and patio doors opening to the rear elevation. A useful utility room is located off the kitchen providing access to the study / bedroom five. An impressive living room completes the ground floor accommodation.

To the first floor are four well proportioned bedrooms with bedroom two serviced by a shower ensuite. The family bathroom offers of a L-shaped bath with shower over, low level W/C and vanity wash hand basin.

Externally the property is approached via a crazy paved driveway and leads to the detached garage to the side. To the rear is mainly laid to lawn with a stone flagged patio, two wooden sheds with power connected.

Internal inspection of this spacious family home is essential to appreciate the size and location in offer.

### Situation

This home has great commuting links to both the Staffordshire Moorlands and Stoke-on-Trent, being located on a modern development situated just off the A53 'Leek New Road'. The property is in the catchment of popular local schools and canal walks are on the doorstep.





### Entrance Porch

UPVC double glazed door to the front elevation, UPVC double glazed window to the side elevation, tiled flooring.

### Entrance Hall

Staircase to the first floor, radiator, understairs storage cupboard, cornicing.

### Cloakroom

Window to the side elevation, wall mounted wash hand basin, lower level WC, ladder radiator, fully tiled.

### Living Room 11' 3" x 24' 8" (3.44m x 7.52m)

UPVC double glazed bay window to the front elevation, electric fire set on marble hearth, surround and wood mantle, radiator, cornicing, ceiling rose.

### Kitchen/Dining Room 12' 4" x 26' 10" (3.77m x 8.19m)

Two UPVC double glazed windows to the rear elevation, UPVC double glazed patio doors to the rear garden, wall length radiator, range of fitted units to the base and eye level, two integral fridges, ceramic one and half bowl sink unit with drainer and mixer tap, electric oven/grill, five ring gas hob with extractor fan over, integral dishwasher, cornicing.

### Utility 7' 7" x 6' 3" (2.30m x 1.90m)

UPVC double glazed door to the side elevation, range of units to the base and eye level, plumbing for washing machine.

### Study / Bedroom Five 7' 5" x 9' 11" (2.26m x 3.01m)

UPVC double glazed bay window to the front elevation, radiator, cornicing.

### First Floor

### Landing

Loft access, storage cupboard, cornicing.

### Bedroom One 10' 11" x 12' 10" (3.33m x 3.92m)

UPVC double glazed window to the front elevation, built in wardrobes, dressing table, radiator, cornicing.

### Bedroom Two 7' 6" x 13' 11" (2.29m x 4.23m)

UPVC double glazed window to the front elevation, radiator, cornicing.

### Ensuite 7' 5" x 3' 9" (2.26m x 1.15m)

UPVC double glazed window to the rear elevation, shower cubicle with wall mounted shower, vanity wash hand basin, ladder radiator.

### Bedroom Three 10' 11" x 10' 4" (3.34m x 3.16m)

UPVC double glazed window to the rear elevation, radiator, cornicing.

### Bedroom Four 7' 11" x 6' 11" (2.42m x 2.10m)

UPVC double glazed window to the front elevation, radiator, cornicing.

### Bathroom 6' 11" x 5' 5" (2.11m x 1.64m)

Suite comprising L-shaped panelled bath with shower attachment, vanity wash hand basin, lower level WC, chrome ladder radiator, UPVC double glazed windows to the rear elevation.

### Externally

To the front of the property is crazy paved driveway providing off road parking, stone flagged walkway, area laid to lawn, walled boundaries, mature plants and shrubs. To the rear is area laid to lawn, stone flagged patio, fenced boundaries.



Note:  
Council Tax Band: D

EPC Rating: C

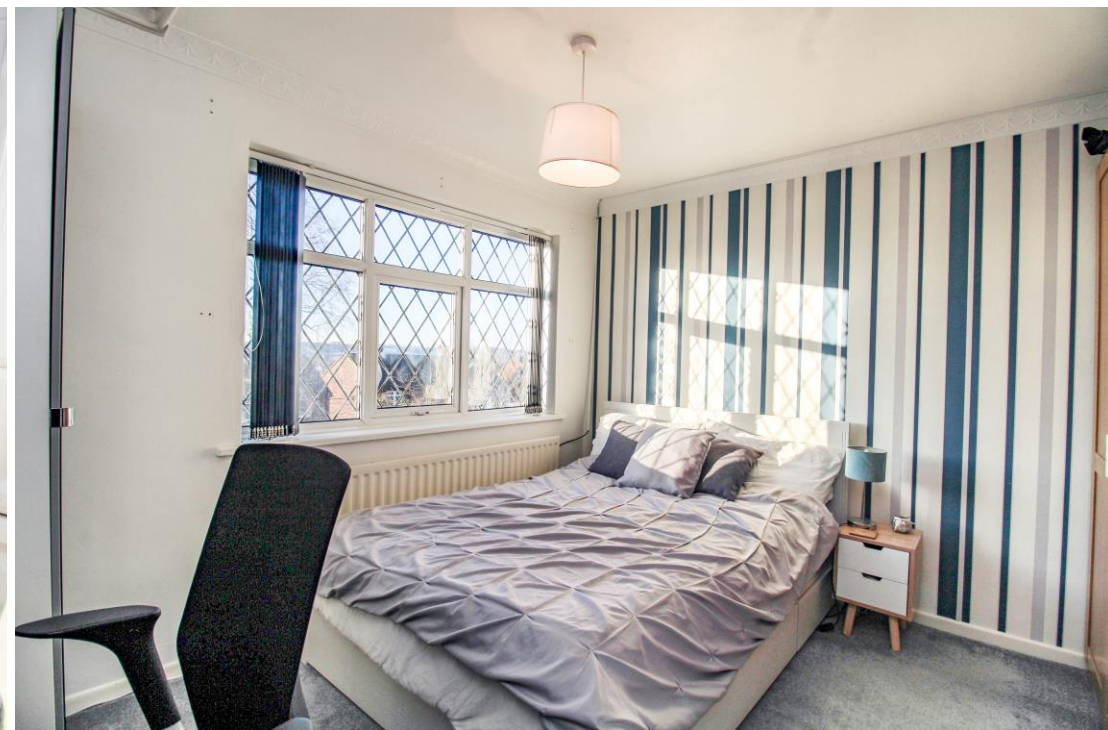
Tenure: believed to be Freehold







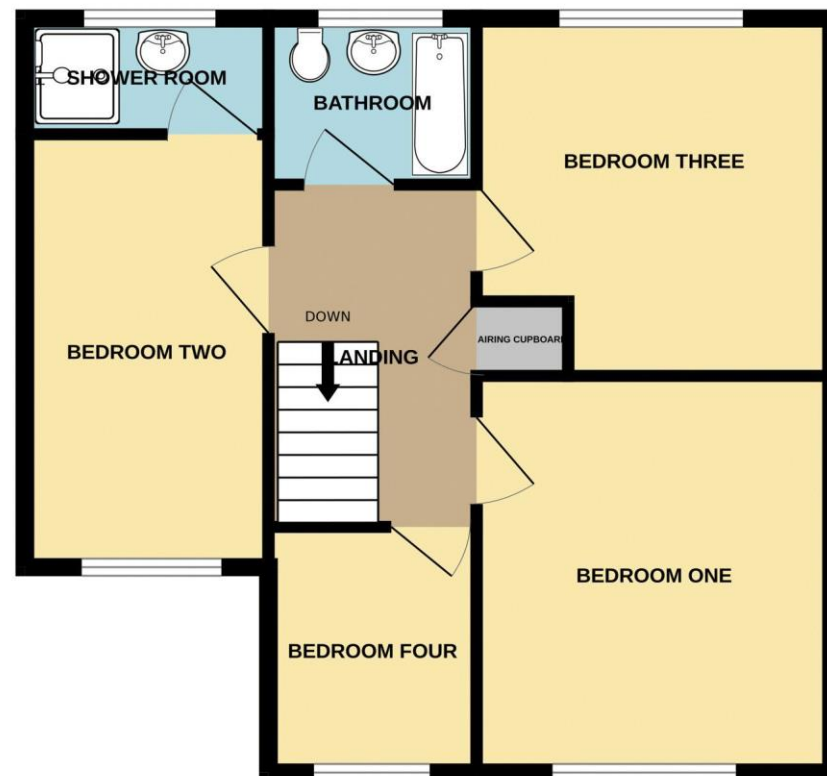




GROUND FLOOR



1ST FLOOR



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## Directions

From our Derby Street, Leek, offices proceed along Haywood Street, at the traffic lights continue straight ahead in to Broad Street. At the mini roundabout adjacent to Morrisons supermarket continue straight ahead on to the A53 Newcastle Road. Follow this road out of the town passing through the villages of Longsdon and Endon continuing through into Stockton Brook. At the petrol station on the right hand side take the turning signposted for the A5009 Leek New Road. Follow this road for a short distance and at the traffic lights turn left signposted Bagnall. Follow this road taking the second left in to Sunnysfield Oval, where the property is situated on the left hand side, identifiable by Whittaker & Biggs 'For Sale' board.

**IMPORTANT:** Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

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