



42 Jack Haye Lane

Light Oaks, Stoke-On-Trent, ST2 7NG

If you've been waiting for the perfect location to bring your renovation dreams to life – this is it. Nestled in the highly desirable area of Light Oaks, The Nook is a detached bungalow offering incredible potential and uninterrupted views over rolling fields that few properties can match.

Ready for a creative eye and a fresh vision, this property is a blank canvas just waiting to be transformed into your dream home. With a spacious layout that includes a generous lounge, fitted kitchen, two double bedrooms, and a large family bathroom, there's ample space to reimagine and modernize.

Outside, you'll find two gated driveways, a garage, and a private, enclosed rear garden complete with a tranquil pond area and mature shrubs – all set against a stunning countryside backdrop.

Situated just moments from the village of Milton and its local amenities, and offered with no upward chain, this is a rare opportunity to renovate in one of the area's most picturesque and convenient locations. Bring your tools, your imagination, and your design ideas – this view, and this location, are worth it.

Offers in excess of £305,000

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- DELIGHTFUL DETACHED BUNGALOW
- LARGE LOUNGE
- LARGE BATHROOM
- NO UPWARD CHAIN
- SUPERB OPEN VIEWS TO THE REAR
- FITTED KITCHEN
- OFF ROAD PARKING & GARAGE
- UPDATING REQUIRED ,HOWEVER SITS IN A DESIRABLE LOCATION
- TWO DOUBLE BEDROOMS
- LAWNED REAR GARDEN & POND

Entrance Hall

18'11" x 8'5" (5.79 x 2.58)

The property has a wooden glazed entrance door to the front aspect coupled with a glazed window to the front. Two storage cupboards and radiator.

Lounge

18'1" x 12'5" (5.53 x 3.81)

Double glazed sliding patio doors lead out to the rear garden coupled with a double glazed window to the side. Fireplace housing gas fire, television point and radiator.

Kitchen

12'11" x 8'10" (3.94 x 2.70)

A double glazed window overlooks the rear aspect with an access door to the side. Fitted with a range of wall and base storage units with inset asterite sink unit and side drainer. Coordinating work surface areas and fully tiled walls. Integrated gas hob

and cooker hood above. Space and plumbing for fridge/freezer and washing machine. Wall mounted central heating boiler. Radiator.

Bedroom One

12'5" x 10'6" (3.81 x 3.22)

A double glazed wooden window overlooks the front aspect. Radiator.

Bedroom Two

10'5" x 9'1" (3.19 x 2.77)

A double glazed wooden window overlooks the front aspect. Radiator.

Bathroom

9'5" x 7'11" (2.89 x 2.42)

A double glazed window overlooks the side aspect. Fitted with a suite comprising bath with shower over, low level W.C and wash hand basin. Fully tiled walls, extractor fan and radiator. Loft access hatch.

EXTERIOR

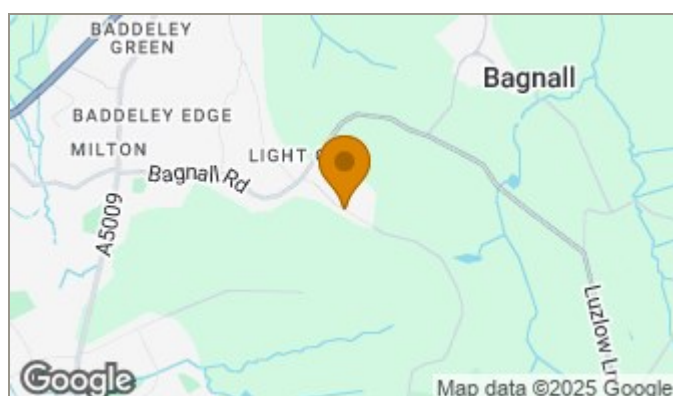
To the front the property has two separate driveways with gated

access and a hedge border to the front with a flower bed and paved pathway. To the rear the property has a paved patio area, laid to lawn with mature trees and shrubbery. Pond with water feature. Stunning open views to the rear and a brick build garden shed with access door and window. The garden shed does have power and lighting.

Garage

19'2" x 14'1" (5.86 x 4.31)

An L-shaped garage with double doors to the front and a upvc access door to the rear coupled with a window. Power and lighting.





Floor Plan

GROUND FLOOR



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.
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