



10 Sunnyfield Oval

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

Life can be so sweet on the sunny side of the street, so cross on over and take a look at this substantial detached house on SUNNYfield Oval. Located in the popular area of Milton, Stoke-on-Trent in a quaint location. You will be amazed by the space on offer; with four good sized bedrooms, fitted kitchen, 24ft lounge/diner, cloakroom and contemporary bathroom suite. Externally, the property benefits from a large driveway, car port with an enclosed landscaped rear garden. Close to good schooling and just a walk into Milton Village. Direct your feet to the sunny side of the street and call today to book your viewing.

Offers in the region of £289,950

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- SPACIOUS WELL MAINTAINED DETACHED PROPERTY
- DESIRABLE LOCATION
- LARGE LOUNGE/DINER AND FITTED KITCHEN
- FOURTH BEDROOM TO THE GROUND FLOOR AND CLOAKROOM
- THREE GOOD SIZED BEDROOMS TO THE FIRST FLOOR
- CONTEMPORARY FAMILY BATHROOM SUITE
- AMPLE OFF ROAD PARKING WITH GARAGE DOOR TO CAR PORT
- ENCLOSED LANDSCAPED REAR GARDEN
- CLOSE TO SCHOOLING AND MILTON VILLAGE
- FULLY BOARDED GOOD SIZED LOFT

GROUND FLOOR

Entrance Hall

14'5" x 6'1" (4.40 x 1.86)

UPVC door to the front aspect. Radiator and wooden flooring. Stairs to first floor.

Cloakroom

7'9" x 3'0" (2.38 x 0.92)

UPVC window to the side aspect. Fitted with a low level W/C and wash hand basin. Radiator and fully tiled walls.

Lounge/Diner

24'8" x 11'4" (7.52 x 3.47)

UPVC bay window to the front aspect and UPVC window to the rear aspect. Electric fireplace and two radiators. Telephone point and antico flooring.

Kitchen

17'10" x 9'9" (5.44 x 2.98)

UPVC windows to the rear and side aspect. UPVC door to the rear aspect. Fitted with a range of wall and base storage units

with inset stainless steel sink and side drainer with mixer tap. Coordinating work surface areas. Appliances include electric oven and electric hob with cooker hood above. Dishwasher and fridge/freezer. Plumbing for a washing machine. Wall mounted Worcester combi boiler and door to under stairs pantry.

Bedroom Four

17'0" x 7'8" (5.20 x 2.34)

A UPVC window to the front aspect. Radiator and wooden flooring. Ceiling spotlights.

FIRST FLOOR

Landing

10'4" x 6'9" (3.16 x 2.07)

UPVC window to the side aspect. Stairs from the ground floor. Door to storage cupboard.

Bedroom One

14'2" x 10'10" (4.33 x 3.32)

A UPVC window to the front aspect. Fitted wardrobes and radiator.

Bedroom Two

10'9" x 10'2" (3.30 x 3.11)

A UPVC window to the rear aspect. Radiator.

Bedroom Three

8'0" x 6'9" (2.45 x 2.08)

A UPVC window to the front aspect. Radiator.

Bathroom

6'8" x 5'3" (2.05 x 1.62)

A UPVC window to the rear aspect. Fitted with a suite comprising p shaped bath with mixer tap and waterfall shower above, vanity wash hand basin and low level W/C. Partly tiled walls and vertical radiator.

EXTERIOR

To the front of the property paved driveway and gravelled garden. To the side there is a garage door leading to car port. The rear is fully enclosed with a tiered laid to lawn garden and patio area.



Floor Plan



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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