



27 Sunnyfield Oval

Milton, Stoke-On-Trent, ST2 7PA

SUNshine through my window, that's what you are...feel on top of the world as you step inside this stunningly, spacious detached family home on SUNNYfield Oval. Beautifully maintained by its current owners the accommodation on offer comprises a large lounge, orangery with sizeable glass skylight lantern, modern fitted kitchen/diner, utility room, four sizeable bedrooms and a contemporary family bathroom. Externally the property benefits from a tarmac driveway to the front with access to the integral garage. To the rear the garden has been landscaped with a lawned area and raised paved seating area covered with a wooden pergola. Located in a popular oval in the area of Milton, close to local amenities, excellent schooling and canal towpaths. Life can be so sweet on the SUNNY side of the street, so cross on over and book a viewing quickly to avoid disappointment.

Offers in excess of £329,950

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- BEAUTIFULLY PRESENTED DETACHED FAMILY PROPERTY
- UTILITY ROOM & W.C
- OFF ROAD PARKING & INTEGRAL GARAGE
- EARLY VIEWING A MUST
- LARGE LOUNGE & ORANGERY
- FOUR FANTASTIC SIZED BEDROOMS
- LANDSCAPED REAR GARDEN
- MODERN FITTED KITCHEN/DINER
- CONTEMPORARY FAMILY BATHROOM
- EXTREMELY POPULAR LOCATION

GROUND FLOOR

Entrance Hall

14'4" x 6'3" (4.37 x 1.93)

The property has a wooden entrance door to the front aspect. Stairs leading to the first floor. Radiator.

W.C

7'2" x 2'9" (2.19 x 0.84)

A double glazed window overlooks the side aspect. Fitted with a low level W.C, vanity hand wash basin and low level W.C. Extractor fan and ceiling spotlights. Radiator.

Lounge

24'11" x 11'3" (7.62 x 3.43)

A double glazed bow window overlooks the front aspect and double glazed patio doors lead into the orangery. Fireplace housing gas fire. Two radiators and television point.

Orangery

16'8" x 10'8" (5.09 x 3.26)

A double glazed window overlooks the side and rear aspect coupled with a double glazed access door leading out to the rear garden. A large glass sky lantern allows light to flood into the room. Ceiling spotlights and radiator.

Kitchen/Diner

17'3" x 9'8" (5.27 x 2.95)

A double glazed window overlooks the rear and side aspect. Fitted with a range of wall and base storage units with inset asterite sink unit and side drainer. Coordinating work surface areas and partly tiled walls. Space for Rangemaster style cooker and cooker

hood above. Integrated fridge and dishwasher. Under stairs storage cupboard and access door into the garage. Ceiling spotlights and television point. Radiator. Space for table and chairs.

Utility Room

9'6" x 6'0" (2.92 x 1.83)

A double glazed window overlooks the rear aspect and a side access door leading into the orangery. Fitted with wall and base storage units with inset stainless steel sink unit and side drainer. Coordinating work surface areas and fully tiled walls. Space and plumbing for washing machine and tumble dryer, integrated fridge/freezer. Ceiling spotlights and vertical height radiator.

FIRST FLOOR

First Floor Landing

A double glazed window overlooks the side aspect. Airing cupboard.

Bedroom One

11'11" x 10'7" (3.64 x 3.24)

A double glazed window overlooks the front aspect. Fitted with a range of fitted wardrobes with storage cupboards up and over the bed space. Television point and radiator.

Bedroom Two

10'7" x 10'2" (3.23 x 3.10)

A double glazed window overlooks the rear aspect. Radiator.

Bedroom Three

14'3" x 7'5" (4.35 x 2.27)

A double glazed window overlooks the

front and rear aspect. Fitted wardrobe and two radiators.

Bedroom Four

9'11" x 7'0" (3.03 x 2.14)

A double glazed window overlooks the front aspect. Radiator.

Bathroom

6'11" x 5'4" (2.11 x 1.64)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising bath with waterfall shower over, low level W.C and wash hand basin. Partly tiled walls and extractor fan. Ceiling spotlights and ladder style radiator.

EXTERIOR

To the front there is a tarmac driveway with a lawned area with flower bed borders. To the rear there is a paved patio area and a wooden pergola seating area with power and lighting. Lawn area with flower bed borders. Fully enclosed by panelled fencing. To the side of the property there is a garden shed with slated area and water feature.

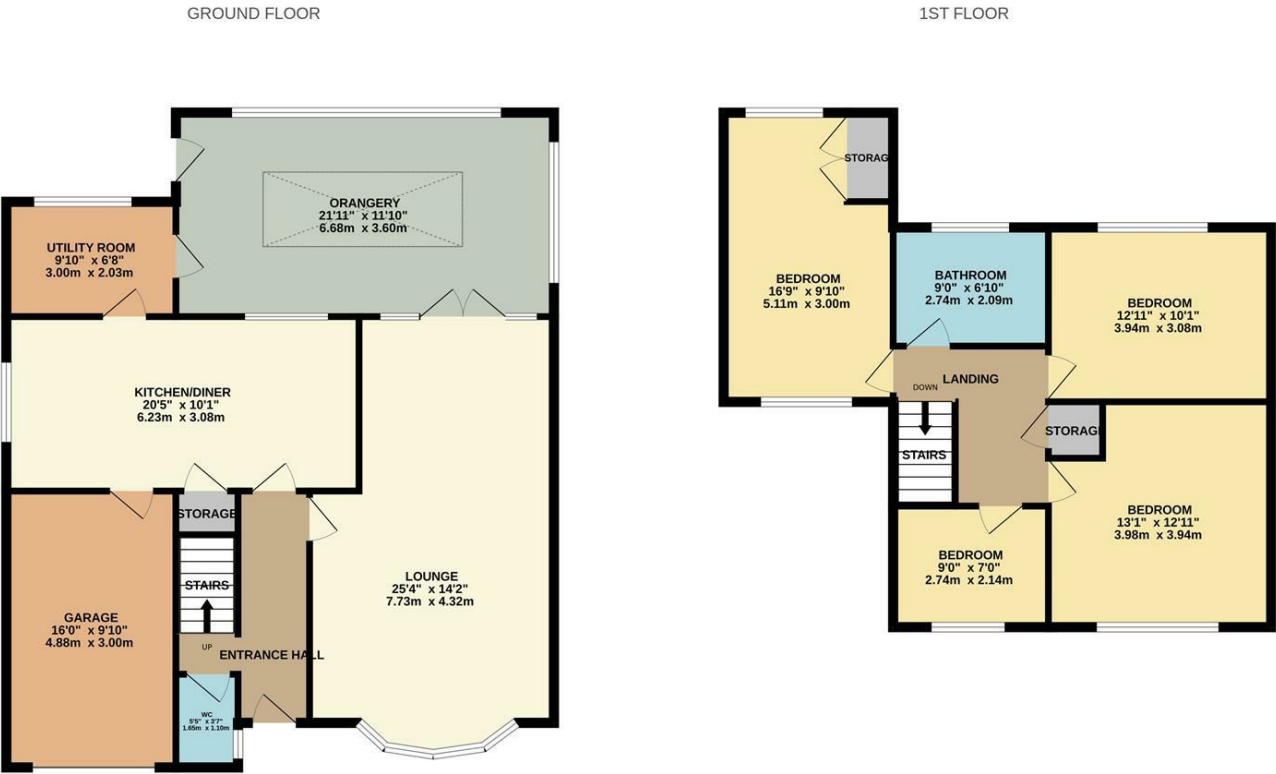
Garage

18'11" x 8'2" (5.79 x 2.49)

Up and over door with an access door leading into the kitchen. Power and lighting, ceiling spotlights and radiator.



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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