



## 8 Light Oaks Avenue, Light Oaks, Staffordshire, ST2 7NF

**£575,000**

CALL US TO ARRANGE A VIEWING 9AM UNTIL 9PM 7 DAYS A WEEK!

"Real comfort, visual and physical, is vital to every room." – Mark Hampton

Introducing a remarkable four bedroom detached property that offers the perfect blend of comfort and style. Each room is meticulously designed, providing a welcoming atmosphere for the whole family. Set on a spacious south-facing plot in a sought-after residential street, this home is a true gem. Don't miss out on the opportunity to make it yours!

#InteriorDesign #DreamHome

### Denise White Agent's Comments

Step inside this beautiful home and prepare to be amazed. The property has been extended and modernised to the highest standard and has created a space which is both functional and aesthetically pleasing. The attention to detail and quality craftsmanship is evident throughout. The property offers versatile living spaces that can be tailored to suit your family's needs. With an abundance of space to grow, you'll have room for everyone and everything.

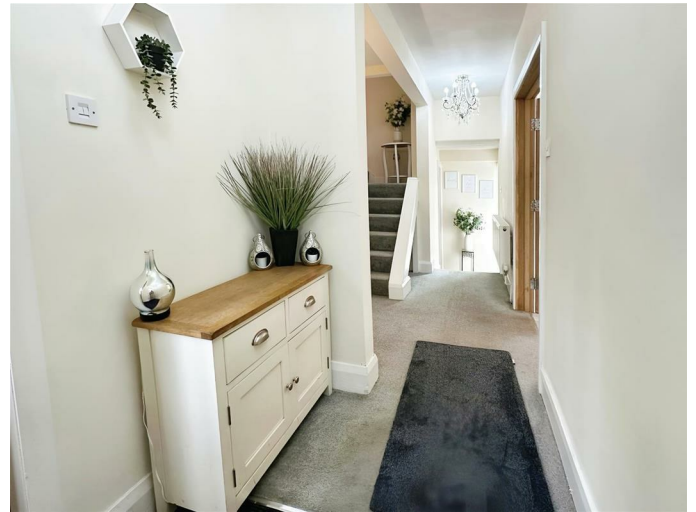
Internally, the superb, open plan, kitchen diner is a chef's dream, fitted with top of the range appliances and sleek quartz countertops. Step into the 27ft living room and instantly be captivated by the abundance of natural light flooding the space. A lantern skylight and bifold doors create an airy and inviting ambiance. The separate snug allows for a more cosy feel. All four bedrooms are large doubles with ample storage space, and two of them featuring ensuite bathrooms.

Outside the property boasts a substantial south-facing plot, large bifold doors from the living room, French doors from bedroom three, and French doors from the snug, all lead onto the large patio which spans the full width of the house creating a seamless connection between indoor and outdoor spaces. A large lawn area bordered with mature hedgerow is the ideal space for allowing children to play and roam freely. At the rear of the garden is a large summerhouse perfect for entertaining in summer. There is also a seven seater hot tub with wooden structure over to be included in the sale!

Overall, this spectacular home is the perfect space to grow as a family offering flexibility and providing the highest standard of fixtures throughout. Don't miss out on the unique opportunity to call this truly exceptional property yours!

### Entrance Hall

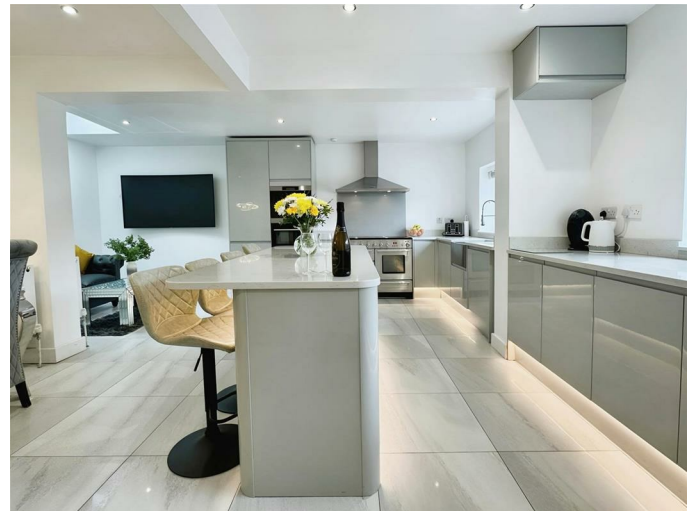
23'2" x 4'11" (7.07 x 1.50)



Fitted carpet, two ceiling lights, stairs off to first floor accommodation, radiator.

### Kitchen Diner

20'1" x 19'4" (6.13 x 5.90)



Tiled flooring, range of gloss wall and base units with quartz worksurfaces over, integrated dishwasher, Belfast style stainless steel sink unit with mixer tap above grooved work surface drainer, AEG coffee machine, AEG MICROWAVE, fridge freezer, space for a range master style cooker with range master extractor fan above, kitchen island with further storage under and breakfast bar area.

Two uPVC double glazed windows to the front aspect, skylight, inset spotlights and pendant light above dining area



### Kitchen Area



### Dining Area



### Living Room

13'5" x 27'2" (4.09 x 8.29 )



Fitted carpet, electric fireplace, lantern style skylight, two radiators, inset spotlights, bifold doors onto patio, access into:-

### Living Room Bi-Fold Doors



### Snug

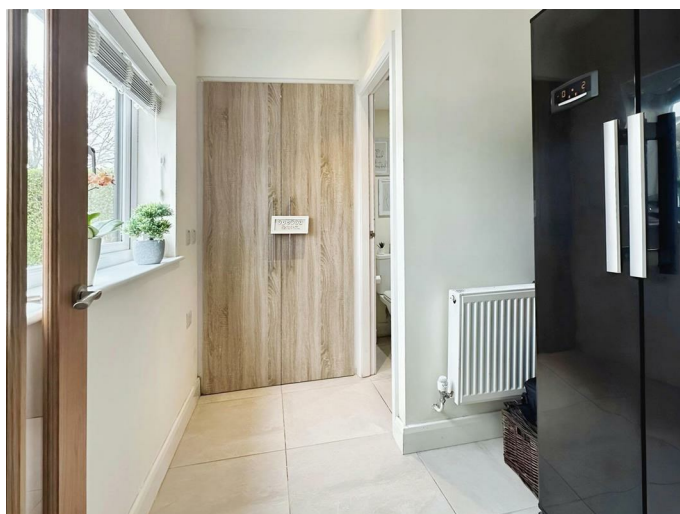
11'9" x 11'10" (3.59 x 3.63)



Fitted carpet, French doors onto patio area, radiator, two wall lights, gas fire and surround

### Utility

7'8" x 6'10" (2.34 x 2.09)



Tiled flooring, wall mounted radiator, uPVC double glazed window to the front aspect, spotlights, large built-in cupboard with space for washing machine and tumble dryer, built in shelves access into:-

### WC

2'9" x 4'11" (0.86 x 1.52)



Continued tiled flooring, low-level WC, cloakroom wash hand basin with storage under, inset spotlight

### Bedroom Three

8'5" x 26'4" (2.59 x 8.04)



Fitted carpet, radiator, inset spotlights two lantern style skylights, French doors onto patio.



### Bedroom Four

8'6" x 11'10" (2.60 x 3.63)



Fitted carpet, radiator, uPVC double glazed window to the side aspect, fitted wardrobes, inset spotlights

### Bedroom Four Ensuite

11'10" max x 8'6" max (3.61 max x 2.61 max )



Wood effect flooring, low level WC, built-in storage cupboard, shower cubicle, fitted bath, radiator, vanity unit with countertop sink, two obscured uPVC double glazed windows to the side aspect

### First Floor Landing

10'10" x 7'4" (3.31 x 2.25 )

Fitted carpet, built in wardrobes, large storage space housing combination boiler, ceiling light.

### Main Bedroom

17'9" x 11'10" (5.42 x 3.62)

Fitted carpet, large built-in wardrobes and drawers, two radiators, uPVC double glazed window to the rear onto south facing garden, skylight, two ceiling lights.

### Main Bedroom's Ensuite

11'8" x 8'7" (3.58 x 2.62)



Tiled flooring, partially tiled walls, low level WC, free standing roll top bath, shower cubicle, vanity unit with his and hers counter top sinks, two skylights and inset spotlights.

### Bedroom Two

21'6" x 14'7" (6.56 x 4.47)



Fitted carpet, large uPVC double glazed dormer style window to the rear aspect, built in wardrobes, skylight, inset spotlights.

## Outside



To the front of the property is a well maintained paved driveway with mature hedgerow either side. To the rear of the property is an outstanding enclosed garden laid to lawn with a large raised patio area enjoying impressive view to the south and access to the property via bifold doors into the living room, french doors into the snug and french doors into bedroom three. There is also a seven seater hot tub under a wooden pergola to be included in the sale. At the rear of the garden is two useful storage sheds and a summerhouse kitted out for entertaining with electric, internet and water supply.

## Summer House



## Agents Notes

Tenure: Freehold

All Mains Connected  
Council Tax Band

## About Your Agent



Denise is the Director of Denise White Estate agents and has worked in the local area since 1999.

All the team at Denise White Bespoke Estate Agents can help and advise with any information on the property and provide updates on the local property market and any information you need on the local area.

Denise White Bespoke Estate Agents deal with all aspects of property including residential SALES and LETTINGS

Please do get in touch with us if you need any help or advise.

### **Please Note**

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

### **House To Sell?**

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

### **You Need A Solicitor!**

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

### **Do You Need A Mortgage?**

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.



## Floor Plan



### Ground Floor

Floor area 144.4 sq.m. (1,555 sq.ft.)

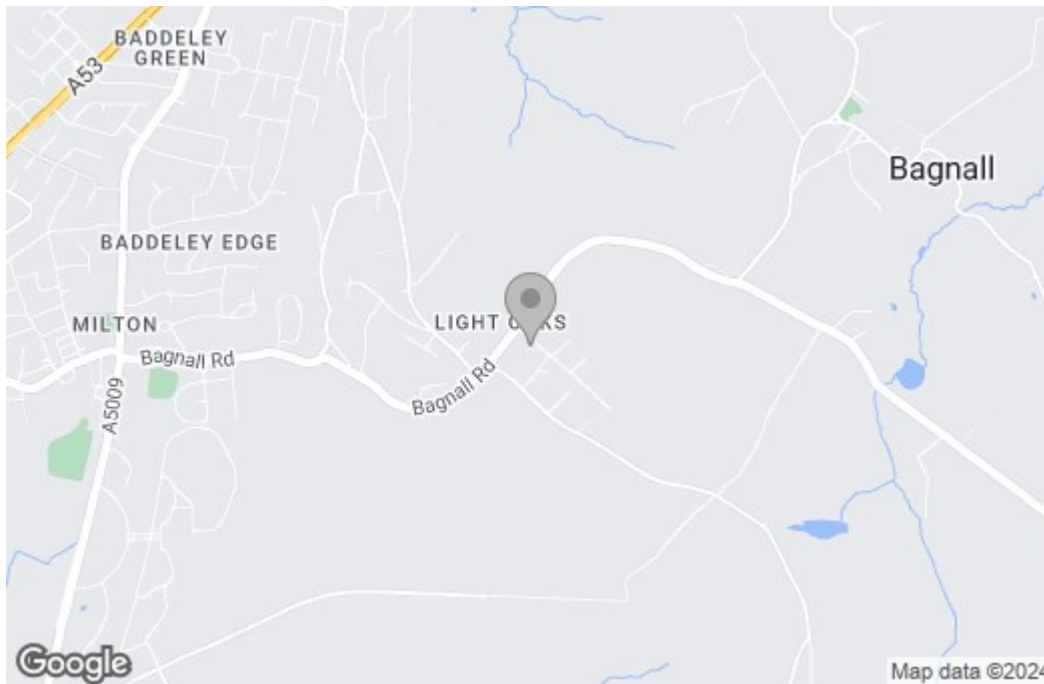
### First Floor

Floor area 72.9 sq.m. (785 sq.ft.)

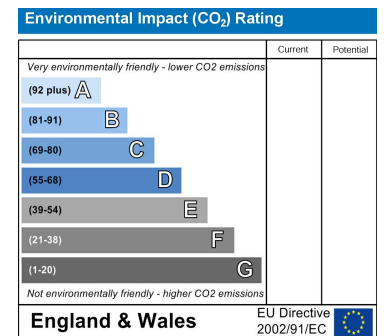
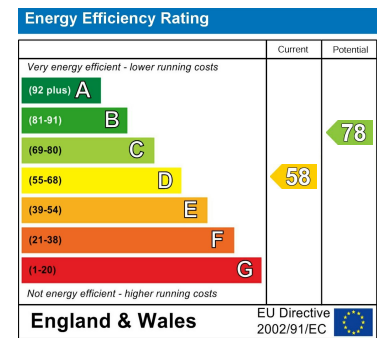
**TOTAL: 217.3 sq.m. (2,339 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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