



Field Avenue, Stoke-On-Trent, ST2 7AN.
Offers in Excess of £299,950

Whittaker Est. 1930
& Biggs

Field Avenue, Stoke-On-Trent, ST2 7AN

This three bedroom detached bungalow is nestled on a substantial private corner plot, having been extended to create a versatile layout which includes a 21ft bedroom with ensuite, two reception rooms, large kitchen, bathroom which includes a bath and separate shower, garage store and spacious driveway.

The property offers a light and airy space, having an open plan layout which flows from the kitchen to a dining/family area then into the living room. Gardens are located to the front, side and a private courtyard style garden to the rear, being of low maintenance with artificial grass.

You're welcomed into the property via the hallway, with useful built in storage. Two bedrooms are located off, both having storage with bedroom two having patio doors onto the rear garden area. The bathroom is also located off the hallway, this contemporary space incorporates a Jack and Jill wash hand basins, his and hers mirrors, shower cubicle, free standing bath, WC, with black fittings throughout. The dining/family area is situated central to the property and offers access of to the kitchen and living room. This space is currently set up as a dining area with separate seating area.

Patio doors are located to the side and offer access to the garden and a niche is located within the wall, ideal for displaying decorative features. The living room is located to the front of the property and has a feature gas fire. The kitchen is a light and airy space, having a large glazed pod within the roof, which provides a great deal of natural light. A range of free standing units are located to the base level, with wall units, stainless steel sink, gas cooker point with extractor, space for a free standing American style fridge/freezer and patio doors to the rear garden.

The rear hallway is located off the kitchen, provides access to bedroom one and has a useful storage cupboard off. Bedroom one is vast space and could be utilised in a number of ways, even having the potential to be an Airbnb, with the inclusion of a kitchen and necessary approval. The room has patio doors which lead onto the rear garden, storage cupboard and ensuite shower room. Externally to the frontage is gated access from Field Avenue, having pathway to the front door, patio, area laid to lawn and hedged boundary.

To the side is a patio, further lawn, hedged boundary and access to the driveway. The driveway is paved, has ample off street parking, is accessed from Fletcher Crescent and has a useful garage store, having electric door. A viewing is highly recommended to appreciate this homes unique layout, plot size, versatility and privacy.

Situation

This home is located a short walk from Hillside Primary School and the village of Milton, having a good provision of local amenities.



Entrance Hallway

UPVC double glazed doors to the front elevation, built in storage cupboard, loft access, wall mounted radiator.

Bedroom Three 12' 0" x 10' 10" (3.67m x 3.29m into recess)

UPVC double glazed window to the front elevation, radiator, built in shelving within recess.

Bedroom Two 18' 1" x 11' 7" (5.51m x 3.54m) max measurements

Built in wardrobes, herringbone flooring, wall mounted radiator, UPVC double glazed patio doors to the rear elevation.

Bathroom 10' 6" x 8' 3" (3.20m x 2.52m) max measurements

Jack and Jill vanity wash hand basins with black mixer taps and storage beneath, his and hers mirrors, shaver point, walk in shower cubicle with black fitments, freestanding bath with integral black fitment, lower level WC, traditional style black radiator, UPVC double glazed window to the rear elevation, inset downlights, extractor fan, fully tiled.

Dining/Family Area 20' 3" x 8' 3" (6.16m x 2.52m)

UPVC double glazed patio doors to the side elevation, UPVC double glazed window to the front and rear elevations, glazed skylight, Niche, built in cupboard, wall mounted radiator, plantation shutters, Herringbone flooring.

Kitchen 14' 1" x 11' 7" (4.29m x 3.53m) max measurements

Freestanding units to base level, fitted units to the eye level, glazed pod, feature LED lighting, inset downlights, gas cooker point, UPVC double glazed window to the side elevation, plantation shutters, UPVC double glazed patio doors to the side elevation with plantation shutters, built in storage cupboard, radiator, stainless steel dual sink with mixer tap, tiled, space for freestanding American style fridge/freezer, wall mounted ladder radiator, extractor fan, Herringbone flooring.

Living Room 15' 8" x 11' 5" (4.77m x 3.49m)

Herringbone flooring, UPVC double glazed bay window to the front elevation, gas fire.

Rear Hallway

UPVC double glazed door to the side elevation, built in cupboard.

Bedroom One 21' 9" x 12' 9" (6.64m x 3.88m) max measurements

Two radiators, storage cupboard, inset downlights, UPVC double glazed patio doors to the rear elevation.

Ensuite 8' 8" x 4' 3" (2.65m x 1.29m)

Walk in shower enclosure with chrome fitment, WC, bowl sink unit with integral taps, shaver point, chrome heated ladder radiator, inset downlights, extractor fan.

Garage Store 14' 2" x 7' 11" (4.32m x 2.42m)

Electric roller door.



Outside

To the front is fenced boundary, gated access from Field Avenue, path, hedged boundary, area laid to lawn. To the side, blocked paved driveway, walled and fenced boundary, lawn, hedged boundary, EV charging point, access to the Garage Store. To the rear, garden laid to artificial grass, rendered raised beds, outside power socket, courtesy lighting, fencing, patio area, outside water tap, gravel area, gated access to side.

Note:

Council Tax Band: C

EPC Rating: E

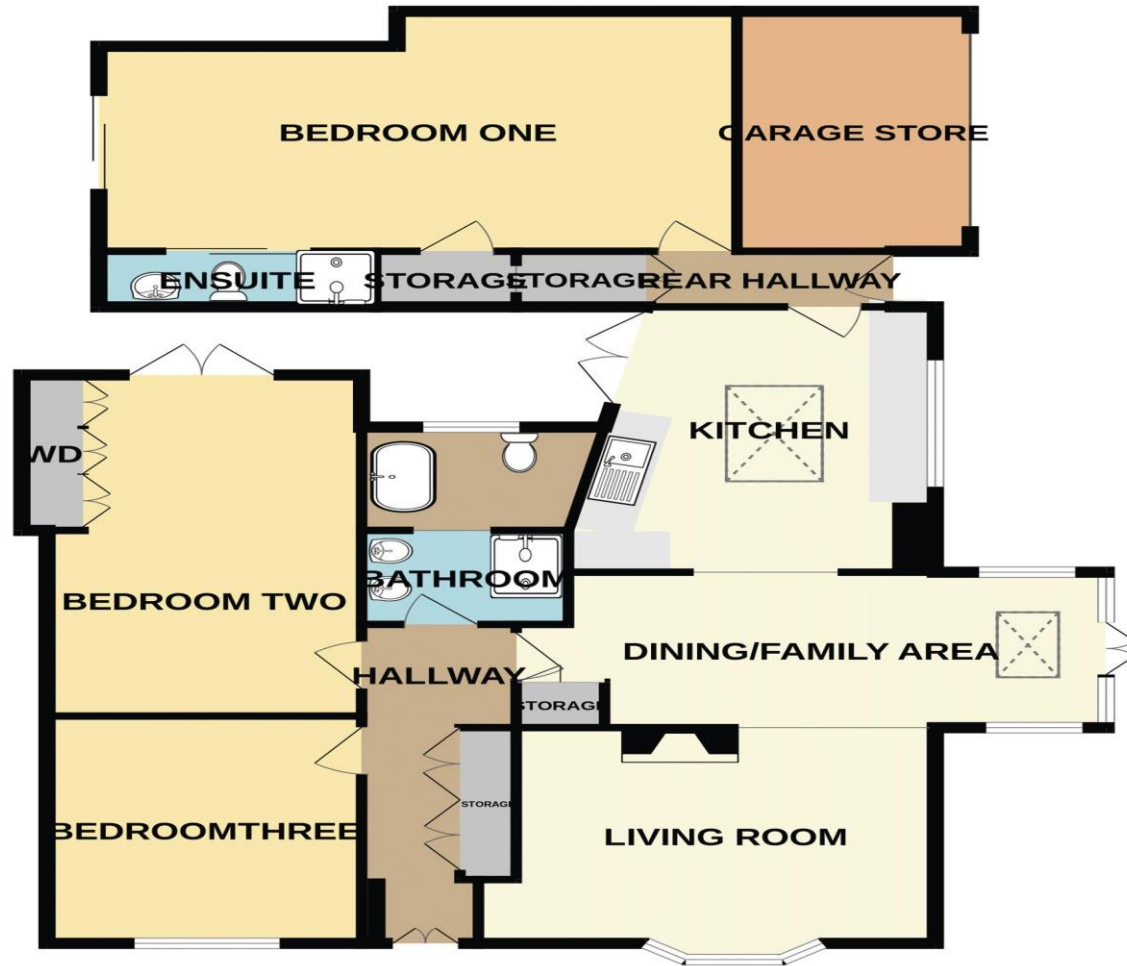
Tenure: believed to be Freehold







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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Directions

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