



Light Oaks Avenue, Light Oaks, ST2 7NF.
£350,000

Whittaker Est. 1930
& Biggs

Light Oaks Avenue,

Light oaks, ST2 7NF.

This beautiful, detached bungalow is located within a quiet private road in the ever popular Light Oaks area and is a great example of single storey living!

You're welcomed into the property via the entrance hall which has original floor tiles and provides access to all rooms, with the exception of the conservatory.

To the front of the property is the sitting room, which features a log burner, and a well proportioned double bedroom which benefits from built in wardrobes.

The kitchen / breakfast room has a good range of units, wood worktops, a ceramic undermount sink and has space for a free standing cooker and fridge freezer. There is ample space for a dining table and chairs and the side porch is located off the kitchen.

The rear of the property houses the shower room which has contemporary fittings along with a vintage style radiator.

Adjacent to the shower room is the dining room, currently being used as a study, which has French doors that open to reveal the conservatory. At over 20ft, the conservatory is a wonderful place to relax and enjoy the stunning views of the garden.

Externally, the rear garden is mainly laid to lawn with well stocked borders and two patio areas that are perfect for al-fresco dining.

A tarmacadam drive leads to the large double+ garage which has an electric door.

The property is alarmed, has a combi boiler located in the loft, and benefits from having original internal doors and a power supply in the garden.

A viewing of this property is highly recommended to appreciate this home's quiet location, large conservatory and contemporary shower room.



Hall 12' 4" x 4' 2" (3.75m x 1.26m)

(Max measurement)

UPVC double glazed door to the frontage, original floor tiles, radiator.

Sitting Room 13' 0" x 11' 5" (3.95m x 3.49m)

UPVC double glazed window to the frontage, wood burner, brick surround, tiled hearth, radiator.

Bedroom 11' 5" x 10' 6" (3.49m x 3.20m)

UPVC double glazed window to the frontage, built in wardrobes, radiator.

Shower Room 7' 6" x 5' 10" (2.29m x 1.79m)

UPVC double glazed window to the rear, shower enclosure, chrome wall mounted taps and shower head, pedestal wash hand basin, chrome mixer tap, low level WC, vintage style radiator, part tiled, inset ceiling spotlights, extractor fan.

Kitchen/Breakfast Room 15' 10" x 15' 7" (4.83m x 4.75m) (Max measurement)

3 x UPVC double glazed windows to the rear, 1 x UPVC double glazed window to the side aspect, wood glazed door to the porch, radiator, range of units to the base, ceramic undermount sink, chrome mixer tap, wood worktops, space for a free standing cooker, space and plumbing for a washing machine, space for a fridge freezer, space for dining table and chairs.

Entrance Porch 5' 10" x 4' 0" (1.78m x 1.22m)

UPVC double glazed door to the frontage, UPVC double glazed window to the frontage, UPVC double glazed window to the rear, UPVC double glazed window to the side aspect, polycarbonate roof, radiator.

Dining Room/Study 9' 11" x 9' 1" (3.03m x 2.78m)

UPVC double glazed French doors to the rear, radiator.

Conservatory 20' 7" x 11' 11" (6.27m x 3.62m)

UPVC double glazed construction, polycarbonate roof, 2 x UPVC double glazed French doors to the rear, 2 x radiators, perfect fit blinds.

Externally

To the frontage, area laid to lawn, hedge boundary.

To the side, paved patio area, well stocked borders.

To the rear, area laid to lawn, well stocked borders, paved patio area, hedge boundary, fence boundary, tarmac drive, detached garage, cold water tap, power socket.

Garage

Brick construction, double+ garage, electric door, power and light.

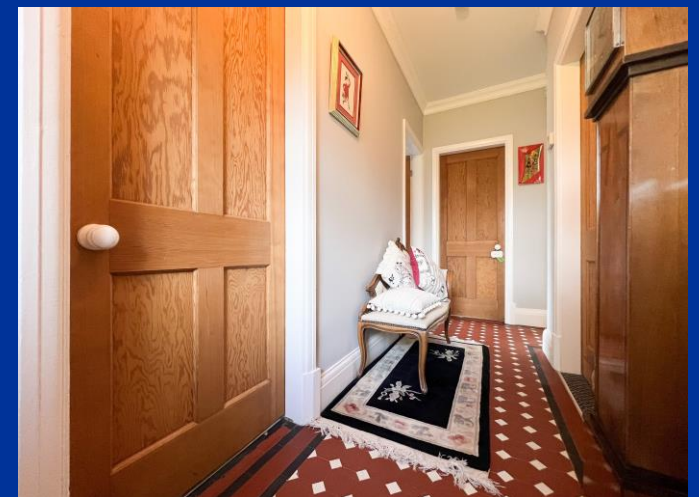


Note:

Council Tax Band: D

EPC Rating: TBC

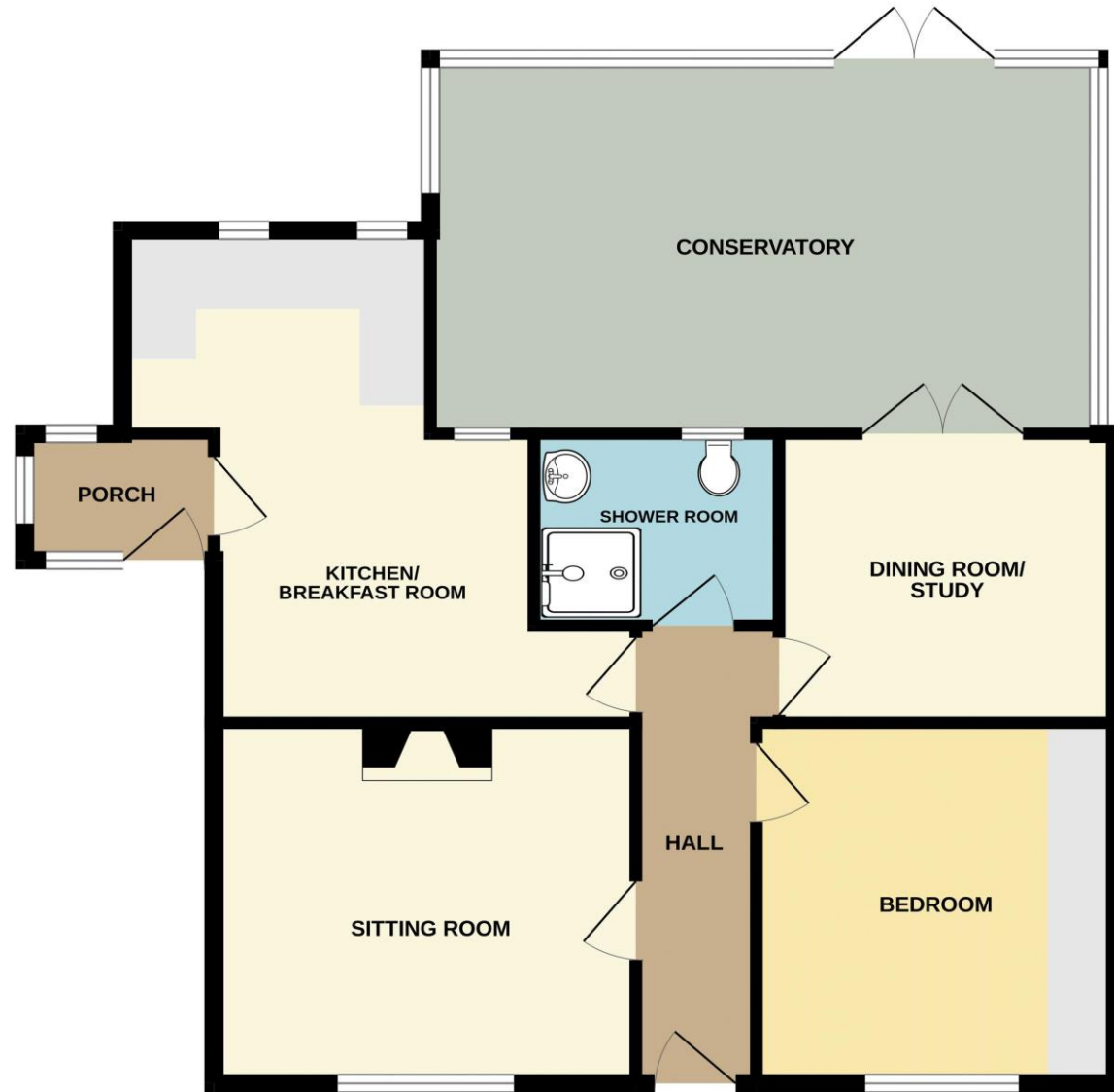
Tenure: Believed to be Freehold







GROUND FLOOR





Directions

From our Derby Street, Leek, office proceed along Haywood Street, at the traffic lights continue straight ahead into Broad Street. At the mini roundabout adjacent to Morrisons supermarket continue straight ahead on to Newcastle Road. Follow this road passing out of the town and through the villages of Longsdon and Endon. Upon reaching Stockton Brook prior to the petrol station on the left hand side take the left turning into Baddeley Green Lane. Follow this road and at the traffic lights turn left on to Bagnall Road. Follow this road taking the fourth turning right into Light Oaks Avenue. Follow The Avenue where the property is then situated on the left hand side, identifiable by Whittaker & Biggs 'For Sale' board.

Situation

Ideally situated in a semi-rural location. This property is only a short drive away from The Potteries, Motorway Network and the Staffordshire and Cheshire borders.

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**Whittaker
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