



Light Oaks Avenue, Light Oaks, ST2 7NF.
OIRO £575,000

Whittaker
& Biggs Est. 1930

Light Oaks Avenue,

Light Oaks, ST2 7NF.

Whittaker & Biggs are delighted to offer to the market this detached 4/5 bedroom property that has been extensively extended and renovated and is situated in a much sought after residential area on a private road.

The property is comprised of an entrance hall, utility room, WC, kitchen/living/dining room, sitting room, two double bedrooms, en-suite bathroom and a snug, which could be used as a fifth bedroom, to the ground floor, whilst to the first floor are two double bedrooms and a bathroom.

The kitchen is positioned at the front of the property, has high gloss, soft close units, an island unit and quartz worktops. It is well equipped with integral appliances that include a Rangemaster range oven with five ring induction hob, AEG coffee maker, AEG oven/microwave combination oven, fridge freezer and an AEG dishwasher. There is a skylight for maximum light, and space for a dining table chairs and lounge furniture.

At the rear of the property, the sitting room is over 27ft in length, has bi-fold doors onto the patio and a lantern window and a wall mounted feature fire.

Both the first floor bathroom and the ground floor en-suite bathroom have contemporary fittings with both having baths and separate shower enclosures.

The home is heated by an Ariston gas fired combi boiler which is located in the eaves storage, accessed from the landing.

Externally to the frontage is a paved driveway suitable for multiple vehicles. To the rear, the southwest facing garden is mainly laid to lawn and has a patio that stretches across the whole width of the house. In addition, there is a timber bar complete with a log burner, power, light, insulation and a smoke machine! There is also a summer house and potting shed.

A viewing is highly recommended to appreciate this home's versatile living space, beautiful finish and sought after location.

Call Whittaker & Biggs today to book a viewing on 01538 372006.



Ground Floor

Entrance Hall 23' 2" x 6' 7" (7.06m x 2.00m)

Max measurement

Composite double glazed door to the frontage, stairs to the first floor, radiator.

Utility Room 9' 9" x 6' 10" (2.96m x 2.09m)

Max measurement

UPVC double glazed window to the frontage, space for an American style fridge freezer, cupboard with space and plumbing for a washing machine and space for a stacked tumble dryer, radiator, inset ceiling spotlights.

WC 5' 0" x 2' 8" (1.52m x 0.81m)

Low level WC, wall mounted wash hand basin, chrome mixer tap, inset ceiling spotlight, extractor fan.

Kitchen/Dining/Living 19' 3" x 19' 2" (5.86m x 5.84m)

2x UPVC double glazed windows to the frontage, skylight to the rear, high gloss soft close base units, quartz worktops, Rangemaster range oven with five ring induction hob, integral AEG coffee maker, integral AEG oven/microwave combination oven, integral fridge freezer, integral AEG dishwasher, island unit with storage and power points, inset ceiling spotlights, 2x radiators, space for a dining table and chairs, space for lounge furniture, tiled floor.

Sitting Room 27' 2" x 13' 5" (8.28m x 4.10m)

Max measurement

UPVC double glazed bi-fold doors to the rear, lantern roof, 2x radiators, inset ceiling spotlights, wall mounted electric fire.

Bedroom Three 27' 2" x 8' 6" (8.28m x 2.60m)

UPVC double glazed French doors to the rear, 2 x skylights (one with open and close function), inset ceiling spotlights, 2x radiators.

Bedroom Four 13' 8" x 8' 6" (4.16m x 2.58m)

2x UPVC double glazed windows to the side aspect, radiator, fitted wardrobes.

En-suite 11' 10" x 8' 7" (3.61m x 2.61m)

2x UPVC double glazed windows to the side aspect, walk-in shower enclosure, chrome fittings, rainfall shower head, panel bath, chrome telephone style mixer tap and shower attachment, pedestal wash hand basin, chrome mixer tap, low level WC, airing cupboard, inset ceiling spotlights, extractor fan.

Snug/Bedroom Five 11' 11" x 11' 11" (3.63m x 3.63m)

UPVC double glazed French doors with sidelight windows to the rear, radiator, electric fire with marble effect hearth and surround, wood mantle.

First Floor

Landing 10' 10" x 7' 4" (3.31m x 2.24m)

Built in storage cupboards, eaves storage housing the Ariston combi boiler.

Bedroom One 19' 8" x 11' 10" (6.00m x 3.61m) Max measurement

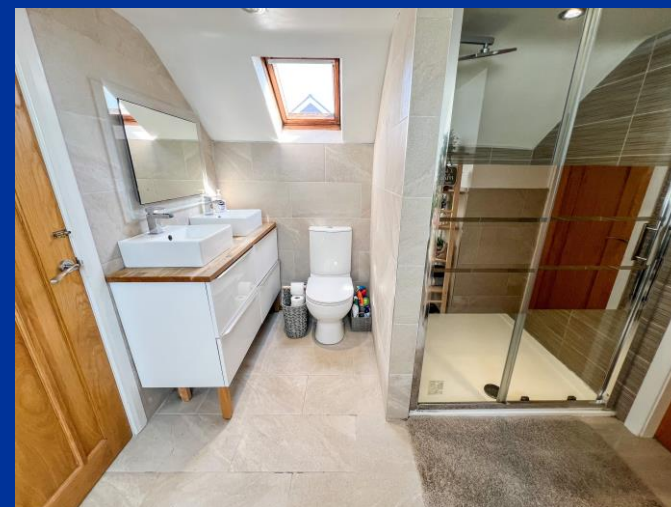
UPVC double glazed window to the rear, Skylight, to the side aspect, 2x radiators. fitted wardrobes and drawers.

Bathroom 11' 9" x 9' 0" (3.57m x 2.74m) Max measurement

Skylights to the both side aspects, free standing claw foot bath, chrome mixer tap. walk-in shower enclosure, chrome fittings, rainfall shower head, double vanity sink unit, low level WC, inset ceiling spotlights, radiator.

Bedroom Two 23' 6" x 14' 8" (7.16m x 4.48m) Max measurement

UPVC double glazed window to the rear, skylight to the rear, fitted wardrobes, inset ceiling spotlights, radiator.



Externally

To the frontage, black paved driveway, gated access to the rear, hedge boundary.

To the rear, paved patio, mainly laid to lawn, hedge boundary, bar, potting shed, summer house, wooden pergola for a hot tub (hot tub not included), electrics, lighting.

Bar 19' 4" x 9' 3" (5.90m x 2.83m)

Timber construction, log burner, power, light, insulation, smoke machine.

Summer House 10' 3" x 9' 8" (3.13m x 2.95m)

Timber construction, power and light.

Note:

Council Tax Band: E

EPC Rating: TBC

Tenure: believed to be Freehold







GROUND FLOOR



1ST 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, where the property is situated on the right hand side.

Situation

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

IMPORTANT: Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

45-49 Derby Street

Leek

ST136HU

T: 01538 372006

E: leek@whittakerandbiggs.co.uk

Staffordshire

www.whittakerandbiggs.co.uk

Est. 1930
**Whittaker
& Biggs**