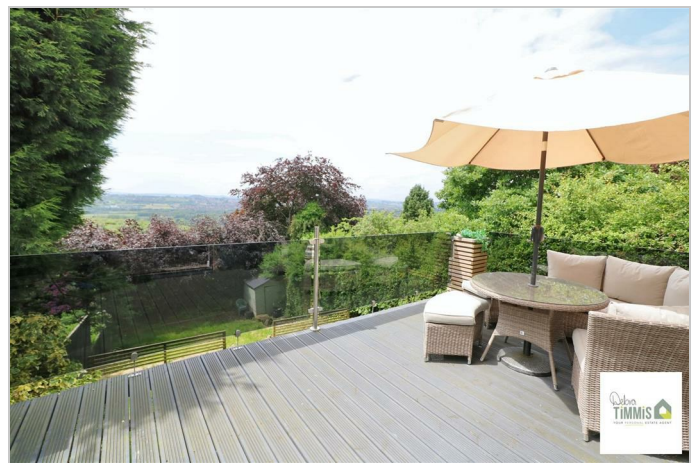


Rockfield Avenue Light Oaks Stoke-On-Trent ST2 7NQ



£265,000

Rockfield Avenue, Light Oaks, Stoke-On-Trent, ST2 7NQ

If your looking for a home with FANTASTIC VIEWS-
Then this THREE BEDROOM semi is like a new penny-
With a WOW factor GARDEN perfect for Entertaining-
Open plan KITCHEN/DINER incase it starts raining-
Not only is it stunning and SPACIOUS in size-
It will all become clear when you see it with your own EYES-
A home like this there are very few, pick up the phone to arrange to VIEW.

Nestled in the charming Rockfield Avenue in Light Oaks, Stoke-On-Trent, this semi-detached house is a true gem waiting to be discovered. As you step inside, you are greeted by a cosy lounge, perfect for relaxing with loved ones.

This property boasts three inviting bedrooms, offering ample space for a growing family or those in need of a home office. The modern bathroom and shower provide a touch of luxury, ensuring your daily routines are a breeze.

One of the highlights of this home is the contemporary kitchen, complete with sleek fittings and stunning views. Imagine preparing your meals while gazing out at the picturesque surroundings - truly a chef's dream come true. Step outside onto the decking area, an ideal spot for al fresco dining or simply unwinding after a long day.

With far-reaching views that will take your breath away, this property offers a peaceful retreat from the hustle and bustle of city life. Don't miss the chance to make this house your home and experience the best of modern living in a serene setting.

Entrance Hall

UPVC double glazed door with two side UPVC double glazed windows. Radiator. Access to carpeted stairs. Tiled flooring. Spotlights to ceiling.

Lounge

11'4" x 10'9" max (3.46m x 3.30m max)

UPVC double glazed window. Oak flooring. Radiator.

Inner Hallway

Tiled flooring. Useful storage cupboard. Radiator. UPVC double glazed back door.

Downstairs W.C

4'9" x 2'7" (1.45m x 0.79m)

UPVC double glazed window. Tiled flooring. W.C. Spotlight to ceiling. Sink unit with mixer tap and tiled splash back.

Contemporary Kitchen

19'9" plus alcove x 10'5" (6.02m plus alcove x 3.18m)

UPVC double glazed window. UPVC double glazed bi folding doors. Inset sink unit with mixer tap. Excellent range of fashionable wall and base units with worktops. Breakfast bar with hob and extractor fan. Space for washing machine and tumble dryer. Integrated dishwasher. Built in oven, microwave and warming draw. Laminated wood effect flooring. Wall mounted radiator. Cupboard housing Worcester combination gas central heating boiler.



Stairs and Landing

UPVC double glazed window. Carpet. Coving. Loft access.

Bathroom

8'7" into shower x 5'11" (2.62m into shower x 1.82m)

UPVC double glazed window. Bath with free standing mixer tap and shower head. Sink unit with mixer tap. W.C. Heated towel rail. Shower compartment. Spotlights to ceiling. Tiled flooring. Extractor fan. Fully tiled walls.



Bedroom One

12'5" x 11'6"ax narrowing to 7'4" (3.81m x 3.52max narrowing to 2.25m)

UPVC double glazed window. Radiator. Carpet. Built in wardrobe.



Bedroom Two

10'9" x 9'9" to wardrobe (3.29m x 2.98m to wardrobe)

UPVC double glazed window. Radiator. Carpet. Built in wardrobe.



Bedroom Three

6'10" x 6'2" (2.09m x 1.89m)

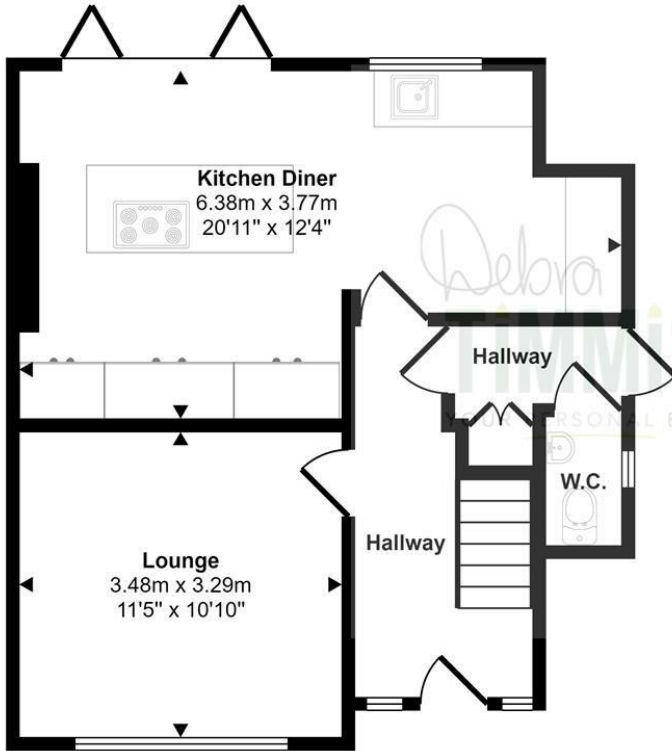
UPVC double glazed window. Radiator. Carpet.

Outside

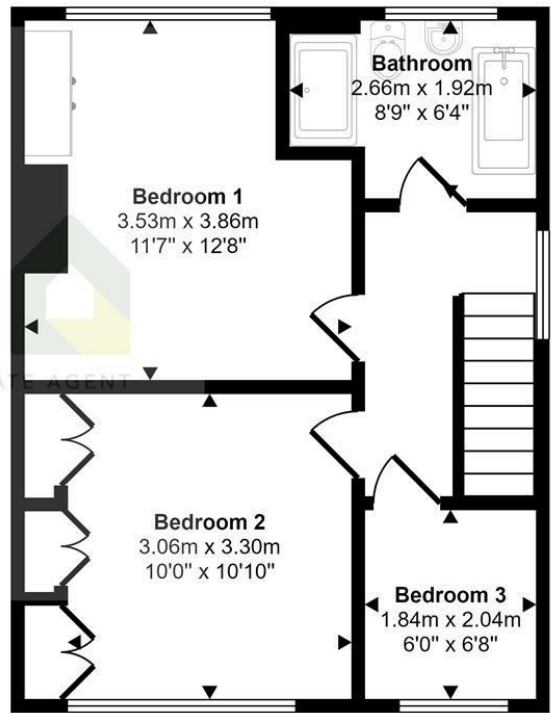
To the front is a gravelled driveway with steps leading to the front entrance- Side gated access leads to the rear generous garden, having lawn, mature shrubs and borders- Step out onto the decking area from the kitchen where you can sit and enjoy far reaching views.



Approx Gross Internal Area
83 sq m / 896 sq ft

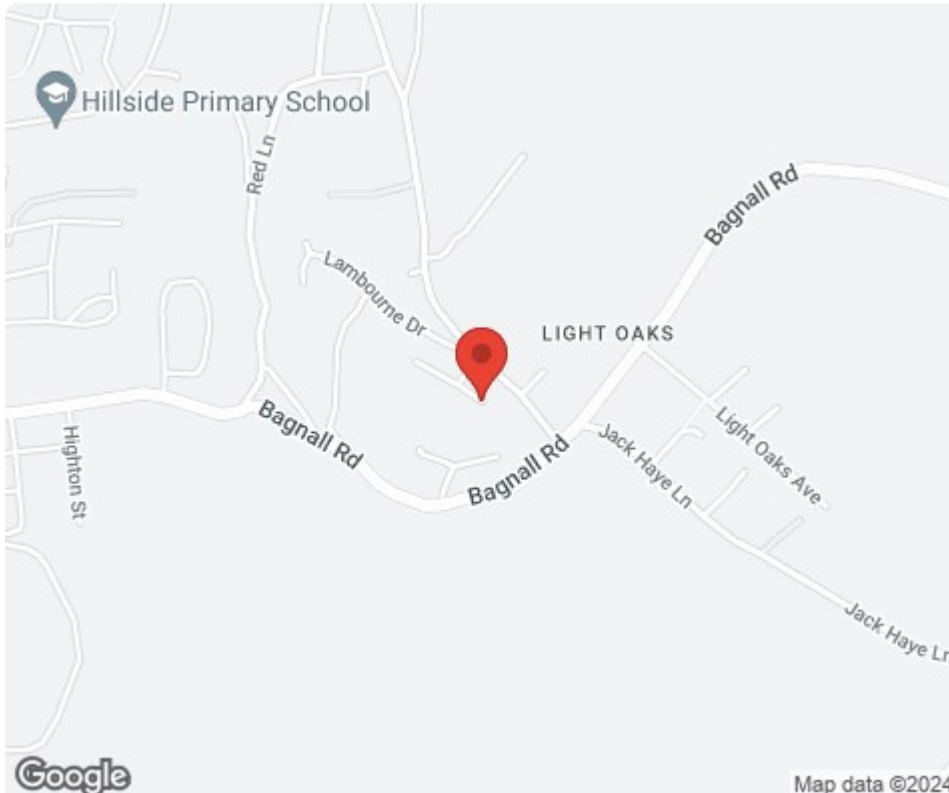


Ground Floor
Approx 42 sq m / 457 sq ft



First Floor
Approx 41 sq m / 439 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Tenure: Freehold
Council Tax Band: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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