

Jack Hays Lane Light Oaks Stoke-On-Trent ST2 7NG



Offers In The Region Of £450,000

Jack Haye Lane, Light Oaks, Stoke-On-Trent, ST2 7NG

From little acorns mighty Oak Trees grow
Just take a look at this stunning property we're delighted to show
On Jack Haye Lane this DETACHED HOUSE sits
Stunningly presented all through, you'll feel like you're at the Ritz!
Three GOOD SIZED beds, study, utility and family bathroom
Lounge, conservatory, kitchen, dining/sitting room, WC & lobby with space for a broom!
Delightful gardens, driveway with plenty of parking to complete
And with its sort after location, this property you will not beat!
So if this sounds like the perfect home for you
Waste no time, call the team at Debra Timmis to view!

Nestled in the charming area of Light Oaks, this detached house on Jack Haye Lane is a true gem waiting to be discovered. Steeped in local history, this property was once a small private school founded by a Victorian family, adding a touch of nostalgia and character to its walls.

As you step into the property, you are greeted by an inviting entrance hall leading to two reception rooms that offer versatile spaces for relaxation and entertainment. The lounge exudes warmth, the fitted kitchen is perfect for culinary adventures, and the sitting/dining room is ideal for hosting gatherings. Not to mention the delightful conservatory that bathes the space in natural light. Upstairs, three well-proportioned bedrooms provide peaceful retreats, while a study/hobby room offers flexibility for remote work or personal projects. The family bathroom ensures convenience for all residents.

Outside, the property boasts ample off-road parking, a coveted feature in this sought-after location. The generous rear garden is a blank canvas for green thumbs or a tranquil oasis for al fresco dining and play.

Whether you are captivated by the rich local history or simply seeking a beautiful family home, this property on Jack Haye Lane is sure to enchant you. Don't miss the opportunity to make this piece of Stoke-On-Trent's past your present and future. Viewing is highly recommended to fully appreciate the charm and potential of this unique residence.

Entrance Hall

Tiled floor. Stairs off to the first floor. Radiator.

Separate WC

4'0" x 2'10" (1.24 x 0.88)

Double glazed window. Combination WC and wash hand basin. Tiled floor.

Lounge

21'11" x 13'9" (6.69 x 4.24)

Double glazed window to the front aspect. Feature fireplace, hearth housing multi burner. Two radiators. Double glazed patio door with access into the conservatory.

Conservatory

11'11" x 8'1" (3.64 x 2.47)

Double glazed windows. Radiator. Tiled floor. Access into the rear garden.

Kitchen

12'5" x 8'10" (3.80 x 2.71)

Well presented fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. Five ring gas hob with extractor above and built-in double oven. Integral fridge/freezer and dishwasher. One and a half inset sink with single drainer and mixer tap. Part tiled splash backs. Gas central heating boiler. Tiled floor. Inset ceiling spot lights.

Lobby

6'3" x 2'11" (1.92 x 0.89)

Upvc door to the side aspect. Tiled floor.

Dining/Sitting Room

14'1" narrowing to 10'10" x 12'3" (4.31 narrowing to 3.31 x 3.75)

Double glazed window. Coving to ceiling. Tiled floor. Useful storage cupboard.



First Floor

Landing

Loft access with pulled down ladder and sky lights.

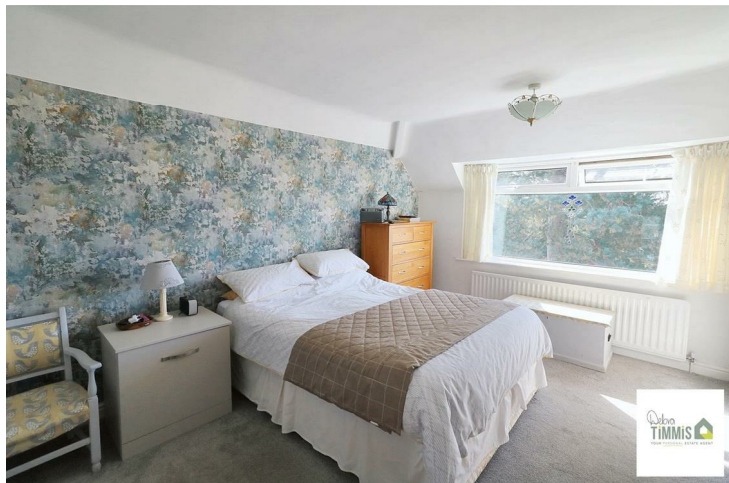
Utility Cupboard

With plumbing for automatic washing machine and fitted shelf which provides space for a tumble dryer.

Bedroom One

14'1" x 12'3" (4.30 x 3.75)

Double glazed window. Radiator.



Bedroom Two

14'0" x 9'4" (4.27 x 2.86)

Double glazed window and radiator.

Bedroom Three

12'11" x 9'4" (3.96 x 2.86)

Double glazed window. Radiator. Built-in wardrobes.

Study/Hobby Room

5'11" x 5'7" (1.81 x 1.71)

Double glazed window. Radiator.

Family Bathroom

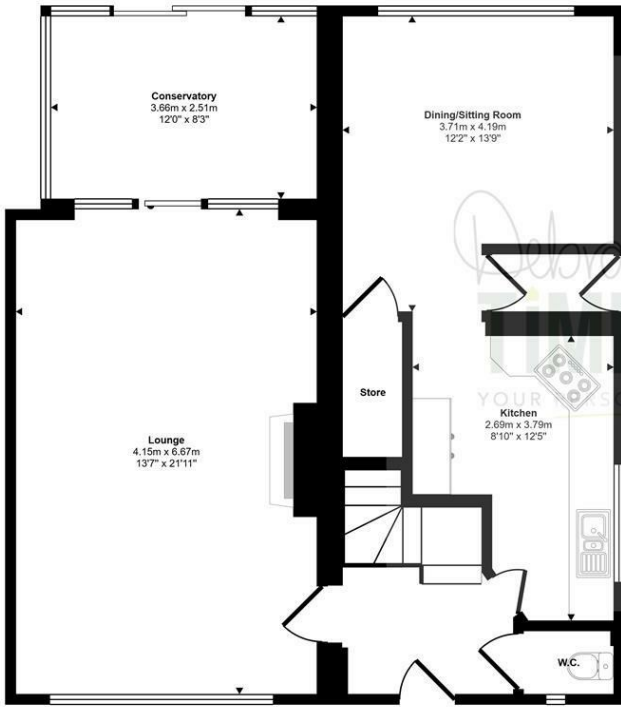
White suite comprises, panel bath with shower attachment, shower cubicle housing mains shower, pedestal wash hand basin and low level WC, Part tiled splash backs. Heated towel rail. Double glazed window.

Externally

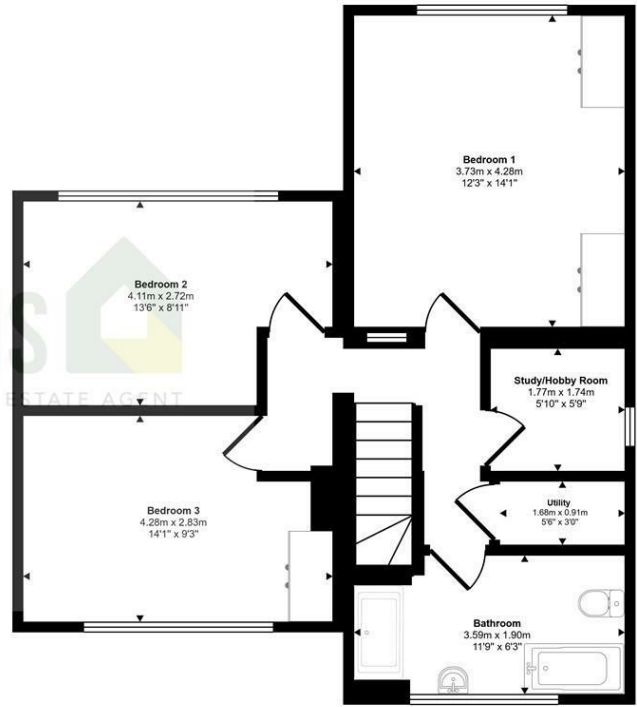
To the front aspect there is a tarmac driveway which provides off road parking. Well stocked planted feature with maturing trees and shrubs. Gated side access to the good sized rear garden. At the rear there is a paved patio/seating area. Large lawn garden with maturing trees and shrubs. Ornate feature pond. Summer house.



Approx Gross Internal Area
136 sq m / 1463 sq ft

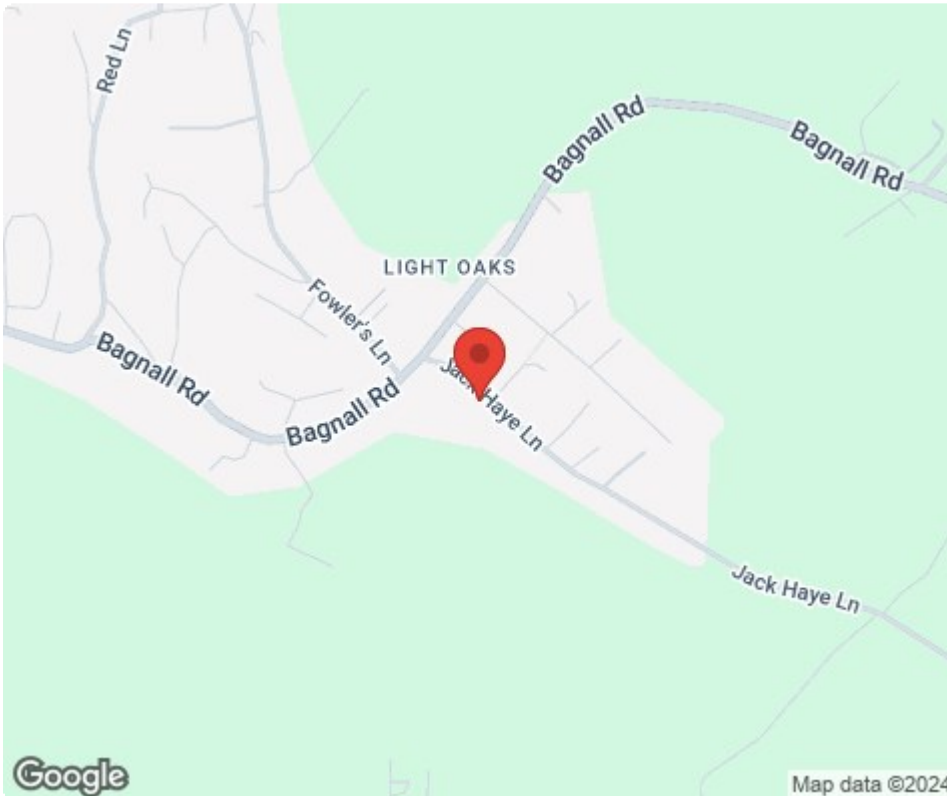


Ground Floor
Approx 76 sq m / 815 sq ft



First Floor
Approx 60 sq m / 648 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: E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	58	
(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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