



 **3**
Bedrooms

 **1**
Bathroom

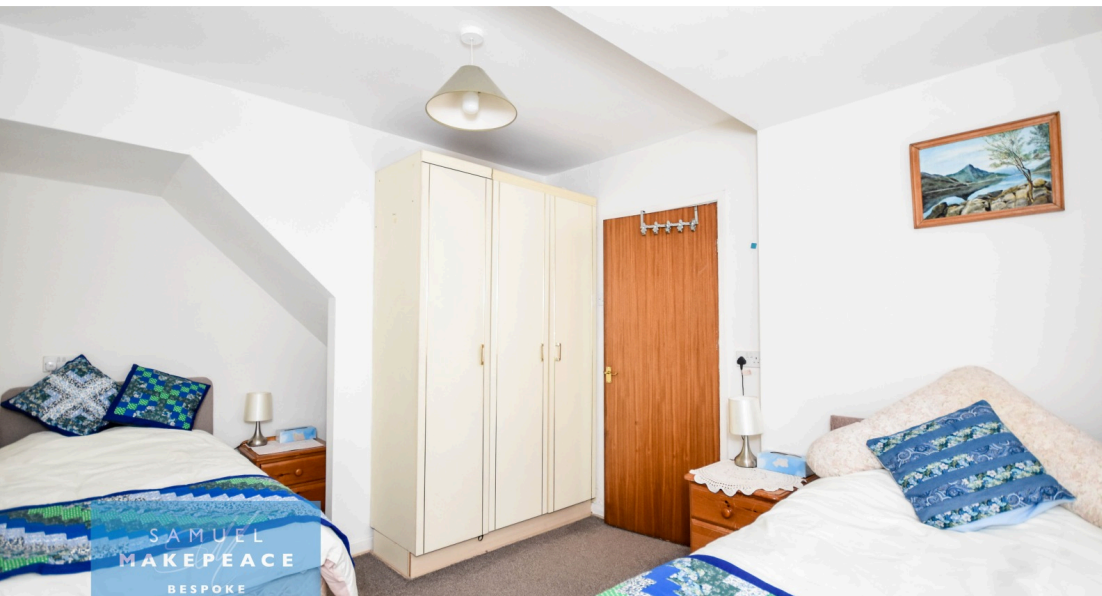
 **2**
Receptions



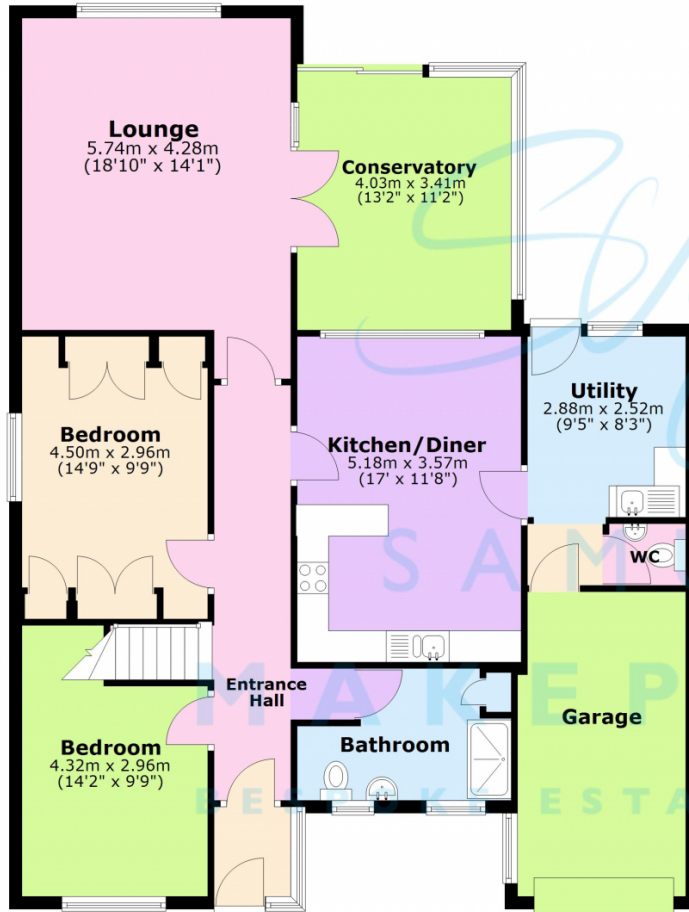
- DETACHED, THREE BEDROOM BUNGALOW
- EXTENDED OPEN-PLAN KITCHEN/DINER
- SPACIOUS, BRIGHT LOUNGE
- CHARMING CONSERVATORY
- TWO DOUBLE GROUND FLOOR BEDROOMS
- DORMER LOFT CONVERSION as a LARGE THIRD BEDROOM
- MODERN SHOWER ROOM
- INTEGRATED GARAGE and SEPARATE LAUNDRY ROOM
- EXPANSIVE, STUNNING REAR GARDEN



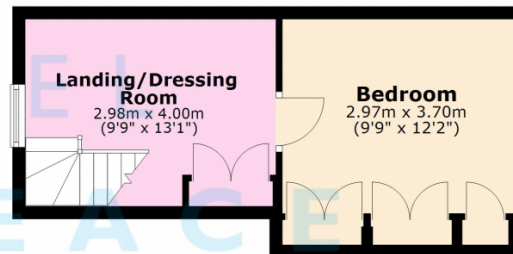
You can really see *the light* with this incredibly spacious three-bedroom detached bungalow on the ever-desirable Light Oaks Avenue, right in the heart of the *gorgeous* Light Oaks area – a truly special location where properties like this rarely come to market. This much-loved home has been cherished by the current owners for over 40 years and it shows in every inch – beautifully maintained, wonderfully presented, and absolutely brimming with potential. From the moment you pull onto the wide double-entry driveway, framed by pretty shrubs and colourful flower beds, you're greeted by a real sense of warmth and care. Step inside through the porch and into a bright and welcoming entrance hall that immediately sets the tone for this charming home. The heart of the home is the *fantastic open-plan kitchen diner*, which has been extended to create a spacious, modern hub featuring sleek cupboards, integrated appliances, and a dining area that overlooks the conservatory – ideal for family life or entertaining. The generous lounge is light-filled and airy, complete with an electric fireplace and patio doors seamlessly leading to the conservatory, a tranquil escape haven with fitted blinds, perfect for morning coffees or winding down in the evenings. The ground floor also offers two great-sized bedrooms – one with stylish fitted wardrobes, the other with attractive laminate flooring – as well as a recently renovated, contemporary shower room with a double shower cubicle and a handy airing cupboard. A separate laundry room keeps noisy appliances tucked away, and there's a convenient downstairs WC. Upstairs, the converted dormer has created a superb third bedroom with storage in the eaves and an additional large landing space, giving a real sense of space and privacy and the most incredible far-reaching views from the window – truly something special to wake up to every day. But the real showstopper? The garden. A true labour of love, it's bursting with life – mature flower beds, shrubs, a lush lawn, two greenhouses, an apple tree, pond, patio seating, and a charming wooden pergola bench. It's a gardener's paradise – the current owners' pride and joy, carefully tended for decades. To the rear, a large brick outbuilding offers *incredible potential* – whether for storage, a workshop, hobby space. Additional perks include an integrated garage with electric, ample driveway parking, and proximity to scenic countryside walks, local pubs, and the much-loved cricket club. This is so much more than just a bungalow – it's a rare opportunity to step into a beautifully kept, truly spacious family home that's full of heart, history, and light. **Contact Samuel Makepeace Bespoke Estate Agents today – homes like this in Light Oaks are few and far between**



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Light Oaks Avenue, Light Oaks, Stoke-on-Trent

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