

## Light Oaks Avenue Light Oaks Stoke-On-Trent ST2 7NF



**Offers In Excess Of £299,950**

A bungalow detached, a rural scene, where quiet whispers softly convene -  
Three bedrooms gleam, a haven bright, for slumber deep and peaceful night -  
A tandem garage, a sturdy frame, for cars secure, a sheltered name -  
A garden vast, a verdant space, where flowers can bloom with gentle grace -  
The semi-rural charm, so sweet, a perfect blend, a tranquil treat -  
If this sounds like your perfect home, give us a call, pick up your phone!

Located in the charming semi-rural area of Light Oaks, Stoke-On-Trent, this delightful detached bungalow offers a perfect blend of comfort and space for family living. With its generous layout, the property boasts inviting family lounge and separate dining area leading to kitchen area, ideal for both relaxation and entertaining guests.

The bungalow features three well-proportioned bedrooms, providing ample space for family members or guests. The single bathroom is conveniently located, plus a 2nd W.C. ensuring ease of access for all.

One of the standout features of this property is the tandem garage, which offers additional storage or parking space, catering to the needs of modern family life.

Surrounded by the tranquillity of its semi-rural setting, this spacious family bungalow presents an excellent opportunity for those seeking a peaceful yet accessible home. Light Oaks Avenue is well-connected, allowing for easy access to local amenities and transport links, making it an ideal choice for families and professionals alike.

This property is a place where memories can be made. Don't miss the chance to make this charming bungalow your new home.

#### ENTRANCE HALL

UPVC entrance door, access to garage. Double glazed window to front elevation. Radiator,

#### LOUNGE

11'11 x 16'7 (3.63m x 5.05m)

Feature fireplace having marble effect back and hearth housing coal effect living flame remote gas fire. Radiator. Double glazed window to front elevation. Coving to ceiling. TV point.

#### DINING AREA

11'9 x 8'0 (3.58m x 2.44m)

Radiator. Cupboard housing Worcester combi boiler. Coving to ceiling. Dado rail. Two wall light points. Double glazed window to side elevation.

#### KITCHEN

7'3 x 11'1 (2.21m x 3.38m)

One and a half bowl single drainer with mixer tap, cupboards below. Range of work surfaces with drawers and cupboards below. Matching wall mounted units. Built

in four ring gas hob, electric oven below and extractor hood above. Open display shelves. Built in fridge and plumbing for dishwasher. Part tiled walls. Double glazed window to rear elevation. Door leading to side elevation.

#### SEPARATE W.C.

Low level W.C. Double glazed window.

#### BATHROOM

7'3 x 5'7 (2.21m x 1.70m)

Comprising white suite, panelled bath, pedestal wash hand basin and low level W.C. Double glazed window. Tiled walls. Tiled floor.



#### BEDROOM THREE

7'10 x 10'11 (2.39m x 3.33m)

Double glazed window to rear elevation. Radiator, Coving to ceiling.



## BEDROOM TWO

11'0 x 8'1 (3.35m x 2.46m)

Double glazed window to side elevation. Radiator, Coving to ceiling.

## BEDROOM ONE

11'0 x 12'5 (3.35m x 3.78m)

Range of fitted wardrobes. Double glazed window to front elevation. Radiator. Coving to ceiling.



## GARAGE

10'2 x 31'3 (3.10m x 9.53m)

Tandem garage with inspection pit. Access from hallway leading to ...

## UTILITY

10' x 10' (3.05m x 3.05m)

Door to rear elevation. Double glazed window to rear elevation. Work surface with cupboards below. Plumbing for automatic washing machine. Plumbing for dryer.

## EXTERNAL

Front garden having driveway for a number of vehicles and leading to tandem garage.

Mainly laid to lawn hedges to front and side elevations.

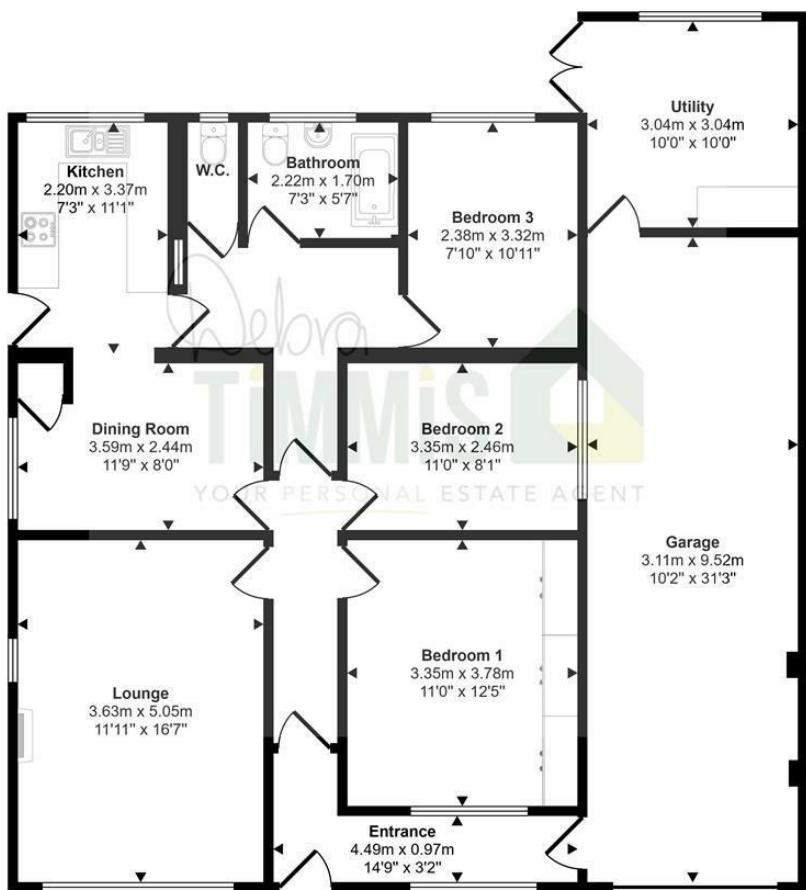
Rear enclosed garden mainly laid to lawn enclosed by shrubs and hedges. Flagged patio area.

Access to both side elevation.

Separate parcel of land on the opposite side of the road for additional parking.

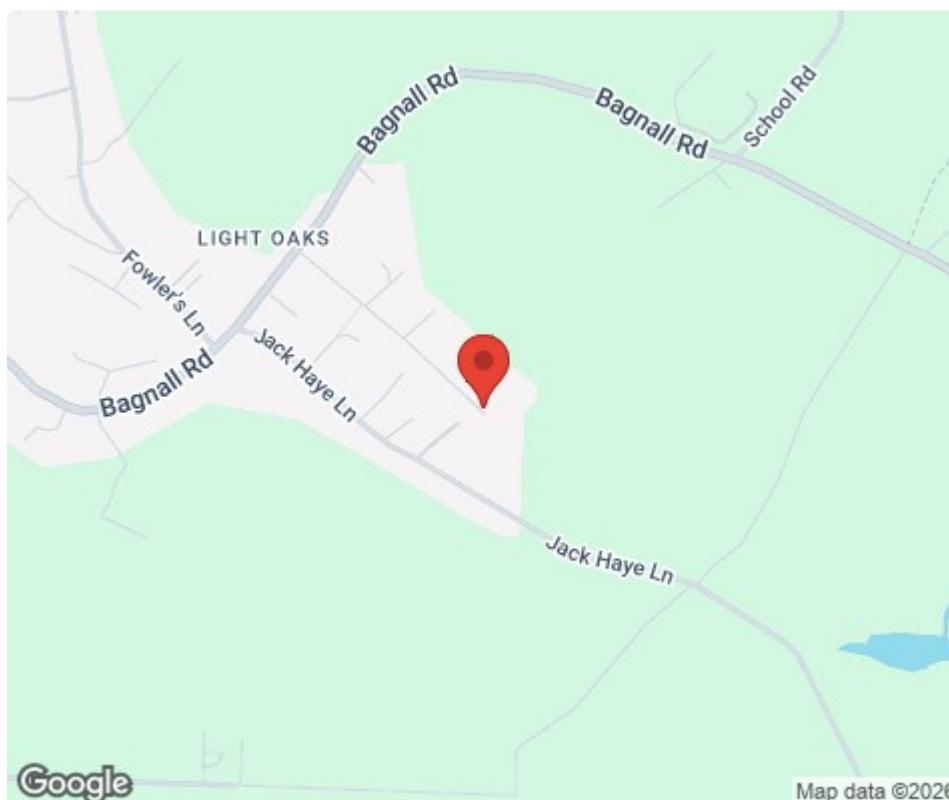


Approx Gross Internal Area  
132 sq m / 1423 sq ft



Floorplan

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		74
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		