



5

Bedrooms



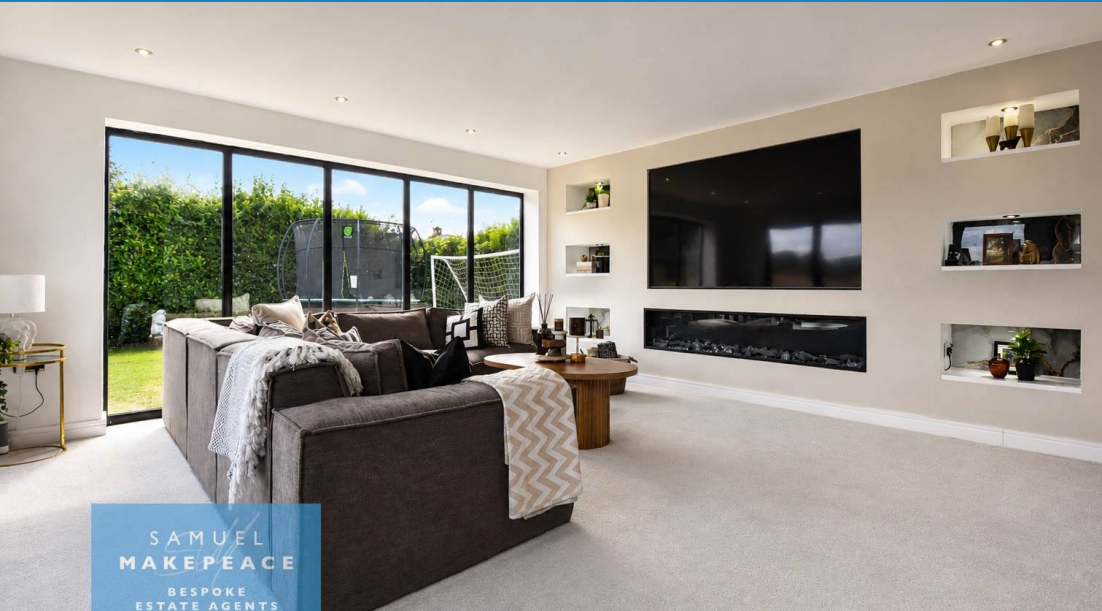
3

Bathrooms

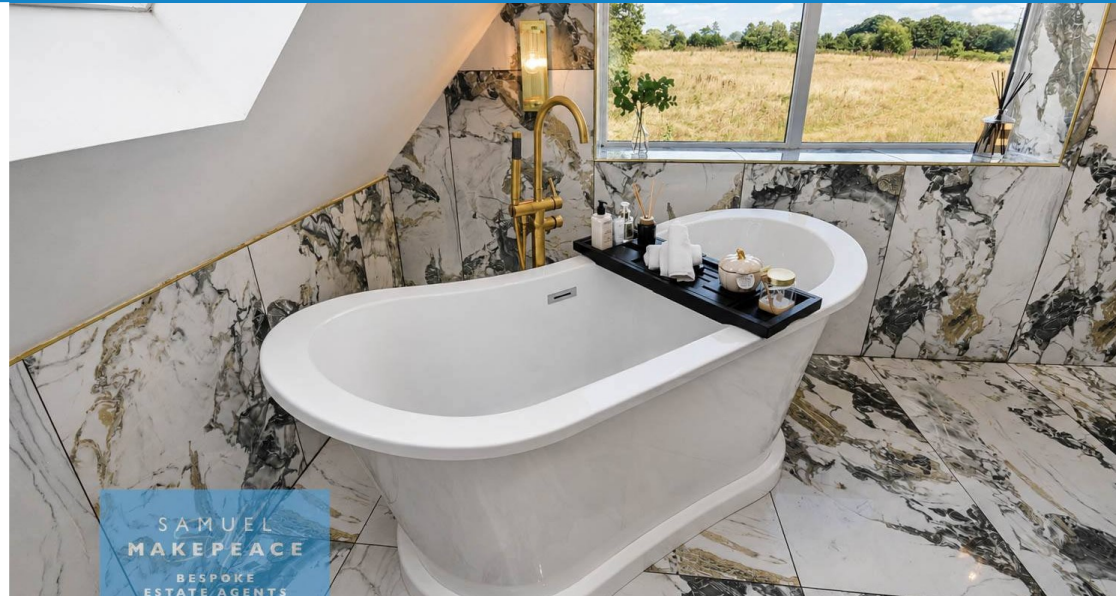
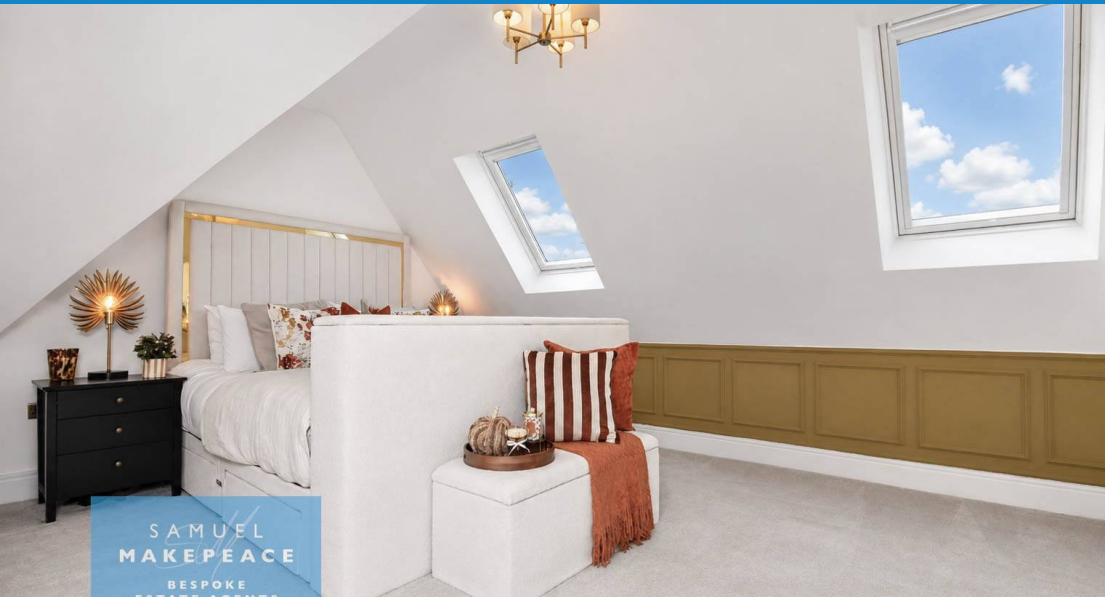


2

Receptions



- INCREDIBLE DETACHED DORMER BUNGALOW
- FIVE BEDROOMS & THREE BATHROOMS
- BESPOKE HIGH-SPEC KITCHEN
- EXCEPTIONAL OPEN-PLAN LIVING SPACE
- FLOOR-TO-CEILING WINDOWS & BI-FOLD DOORS
- STUNNING COUNTRYSIDE VIEWS
- ROLL-TOP BATH WITH FIELD VIEWS
- PRIVATE BALCONY OVERLOOKING OPEN FIELDS
- BEAUTIFULLY LANDSCAPED GARDENS
- GENEROUS DRIVEWAY & EXCEPTIONAL OUTDOOR SPACE



OUT OF THE ORDINARY. IN EVERY WAY.

Welcome to Light Oaks Avenue – and to a home that takes extraordinary to an entirely different level.

Tucked away within a highly desirable cul-de-sac in the sought-after Light Oaks, surrounded by beautiful homes and enjoying a position just a stone's throw from Bagnall Cricket Club, scenic dog walks and the much-loved Stafford Arms, this is a location that is quite simply exceptional.

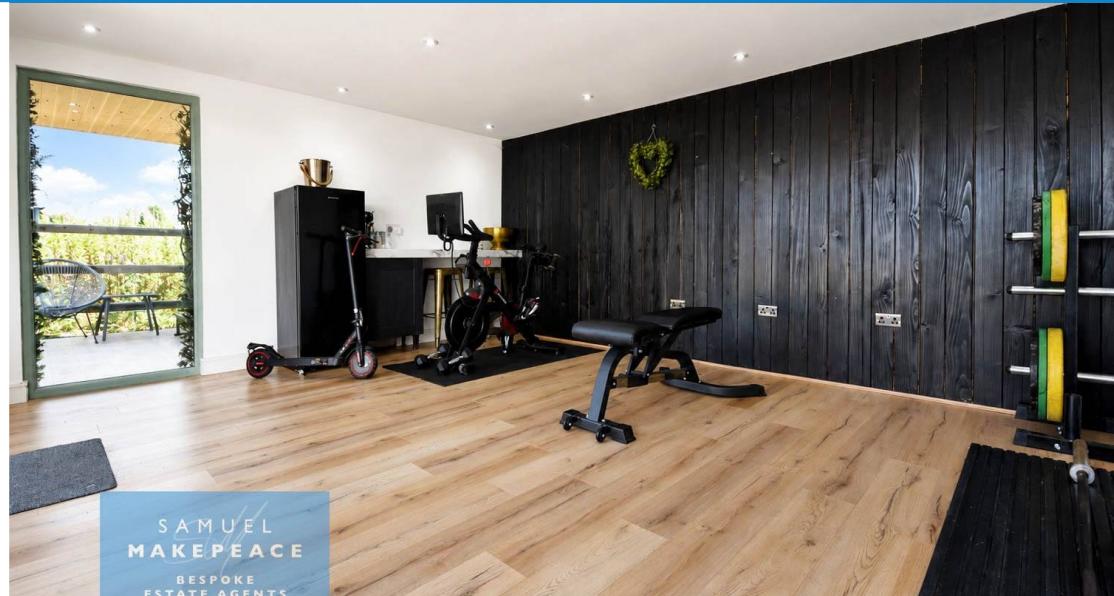
But the real magic begins when you arrive.

Beautifully planted sleeper beds frame the front entrance, while a substantial block-paved driveway provides parking for up to five vehicles. Beyond, the uninterrupted field views create the most spectacular backdrop and immediately give you a glimpse of what makes this home so special.

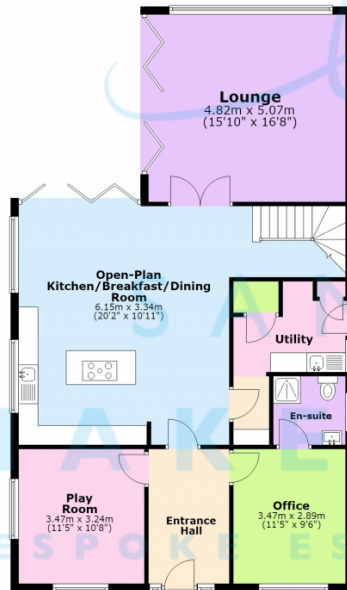
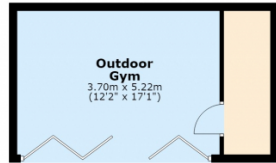
And there is a story behind it.

Once an abandoned bungalow sitting on a generous plot, this property was transformed by owners with an incredible vision. Through an enormous amount of hard work, passion and attention to detail, they have created an exceptional detached dormer bungalow where luxury, practicality and the surrounding landscape come together perfectly.

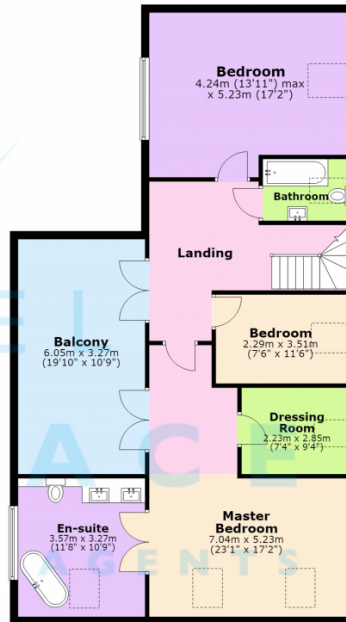
Step through the composite entrance door and into a stunning hallway, where sleek herringbone flooring, exquisite décor and luxurious finishes immediately set the tone for the rest of the home.



Ground Floor



First Floor



Total area: approx. 242.5 sq. metres (2610.5 sq. feet)

Floorplans are provided as a guide only. All measurements are not to be relied upon. To confirm any measurements and layouts you must check yourself. Samuel Makepeace Bespoke Estate Agents do not accept any liability for the accuracy of this.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92+) A		
(81-91) B	87	
(69-80) C		
(55-68) D		
(39-54) E		
(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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