



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



208 Bagnall Road

Light Oaks, Light Oaks Stoke-On-Trent, ST2 7NE

Offers In The Region Of £599,950



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208 Bagnall Road

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Trent ST2 7NE

IMPRESSIVE DETACHED FIVE BEDROOM HOME

Situated in the popular area of Light Oaks, this impressive detached property offers a perfect blend of spacious living and modern comfort. With five generously sized bedrooms, this property is ideal for families seeking ample space to grow and thrive. The three well-appointed bathrooms ensure convenience for all residents and guests alike.

As you step inside, you will be greeted by a sense of openness and light, thanks to the thoughtfully designed layout that maximises the living space with useful dining kitchen, which provides a welcoming area for family meals and entertaining friends with beautiful conservatory overlooking the pristine gardens.

The exterior of the property is equally captivating, featuring large landscaped gardens that offer a serene retreat for relaxation or outdoor activities. Whether you wish to host summer barbecues or simply enjoy a quiet afternoon in the sun, these gardens provide a delightful setting.

Additionally, the property includes a garage, providing secure parking and extra storage space, which is always a valuable asset.

This large detached property on Bagnall Road is not just a house; it is a home that promises comfort, style, and a wonderful lifestyle. With its spacious accommodation and beautiful outdoor areas, it is a rare find in the area. Do not miss the opportunity to make this exceptional property your own.





Directions

From our Derby Street Leek office take the A53 out of the town. Continue along Leek Road until reaching Stockton Brook. At the Shell Petrol Station turn left signposted Milton. Continue along this road until reaching the traffic lights and turn left onto Bagnall Road. Follow this road for a short distance where number 208 can be found on the right hand side identifiable by our For Sale board.

Situation

This property is ideally located close to the small area of Milton which offers many local Schools and amenities, together with good commuting routes to The Potteries, Motorway Network or the Staffordshire Moorlands. This property also enjoys views over the surrounding countryside.

Entrance Porch

Upvc double glazed door and window to front aspect, radiator.

Hallway

With understairs store, antique style radiators, roof light.

Lounge

16'8" x 14'0" plus bay (5.10 x 4.27 plus bay)

Feature Upvc double glazed bay window to front, curved radiator, Upvc double glazed window to side, Inglenook fireplace incorporating multi fuel stove set on tiled hearth.





Dining Room
14'1" x 12'0" (4.30 x 3.66)

Inglenook fireplace incorporating multi fuel stove on tiled hearth, radiator.
Open plan into Conservatory.

Conservatory
10'11" x 10'10" (3.34 x 3.31)

Being of Upvc double glazed construction with full height windows and a pair patio doors out onto the rear garden.

Breakfast Kitchen
14'9" x 14'8" max (4.50 x 4.49 max)

Excellent range of built in kitchen units comprising base cupboards and drawers with plumbing for dishwasher, built in double Belling electric oven and grill, built in Hotpoint microwave, work surfaces over having inset one and a half bowl sink unit and four ring Belling Halogen hob with extractor fan over. Matching wall cupboards with glazed doors and lighting to part, plinth heater, built in unit with space for American fridge freezer, with cupboards and wine rack, tile effect laminate flooring, Upvc double glazed window to front aspect overlooking gardens.

Utility Room
14'7" x 5'0" max (4.46 x 1.53 max)

Matching base cupboards with work surfaces over having inset two and a half bowl sink unit, plumbing for washing machine, space for tumble dryer, Upvc double glazed windows to three elevations with door to side, radiator, tile effect laminate flooring. Built in cloak cupboard housing Glow Worm gas boiler.

Bedroom Two
12'11" x 11'5" (3.94 x 3.49)

Upvc double glazed window overlooking rear gardens, radiator.





Bedroom Five/Office 9'4" x 8'11" (2.85 x 2.74)

Two Upvc double glazed window to rear overlooking gardens, radiator.



Bedroom One 16'1" x 11'6" (4.91 x 3.51)

Upvc double glazed window to front overlooking gardens, curved radiator.

Family Bathroom 9'2" x 8'10" (2.80 x 2.70)

Stunning suite comprising stand alone bath with central mixer taps, double walk in shower incorporating massage shower fitment, wash hand basin and wc in vanity unit with cupboards beneath, part tiled wall, part boarded wall, Upvc double glazed frosted window to rear and side aspects, double panel radiator, heated towel rail, laminate flooring, movement lighting.



Wash Room 5'1" x 4'11" (1.57 x 1.52)

Wash hand basin in vanity with cupboards beneath, wc with concealed cistern, Upvc double glazed frosted window to side aspect, panel radiator, cushioned flooring.



First Floor With roof light.

Bedroom Three 19'9" x 10'7" (6.02 x 3.23)

Upvc double glazed window to rear overlooking gardens, radiator, undereaves storage.

Ensuite 11'4" x 5'11" (3.46 x 1.82)

Excellent range of cupboards with work surfaces over, inset wash hand basin, radiator, fully enclosed shower cubicle incorporating electric shower fitment, laminate flooring. Access door to further loft space.

Bedroom Four 15'10" x 9'4" (4.85 x 2.85)

Upvc double glazed window to rear aspect overlooking gardens, radiator.

Ensuite Shower Room 7'5" x 3'1" (2.27 x 0.96)

Fully enclosed shower cubicle incorporating Creda electric shower fitment, wash hand basin in vanity with cupboards beneath, fully tiled walls and floor.

Front Gardens

Double gated driveway providing ample parking and leading to double garage. Spacious lawned front gardens with mature trees and shrubs.

Double Garage 18'9" x 17'3" (5.73 x 5.26)

Electric up and over door with remote control, windows to side and rear aspects, work bench and wall cupboards, inspection pit, lighting and power connected.

Adjoining Workshop 17'5" x 7'0" (5.32 x 2.15)

Work bench, wall cupboards, lighting and power connected

Rear Gardens

Spacious lawned gardens with mature trees and shrubs, patio areas, external power points, courtesy lighting, timber and felt garden shed.





Garden Room **21'11" x 8'2" (6.70 x 2.50)**

Upvc double glazed windows to two elevations with pair of patio doors to rear, tiled floor, light and power connected.

Garden Shed **16'0" x 7'8" (4.90 x 2.34)**

Stable door out onto flagged patio, concrete floor, solar lights.

Adjoining Garden Shed 2.42 m x 2.11m with flagged floor.

Viewings

By prior arrangement through Graham Watkins & Co.

Services

All mains services are connected. Solar panels fitted serving electricity and hot water.

Measurements

All measurements given are approximate and are 'maximum' measurements.

Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.

Tenure and Possession

The property is held freehold and vacant possession will be given upon completion.

Wayleaves & Easements

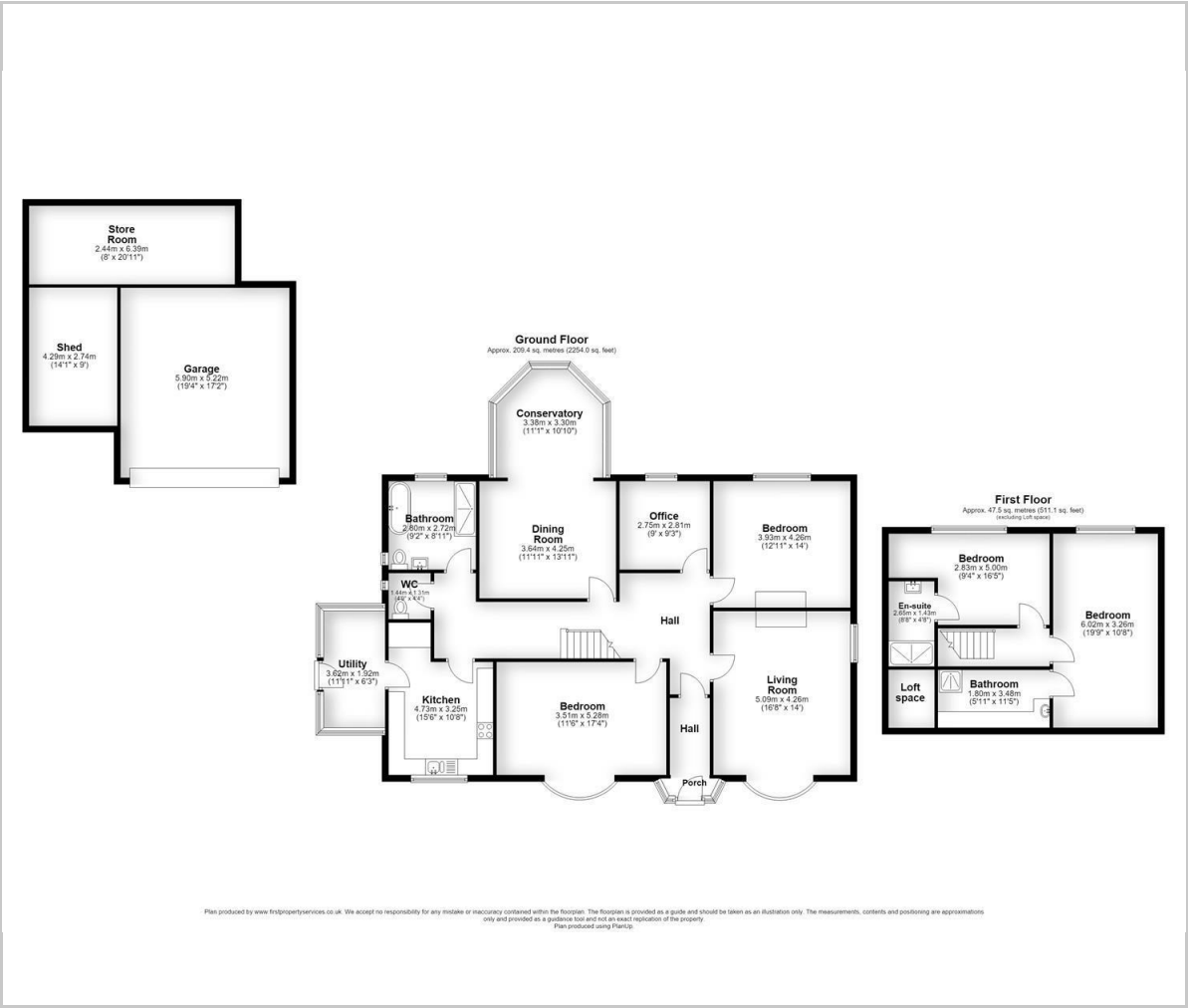
The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage,



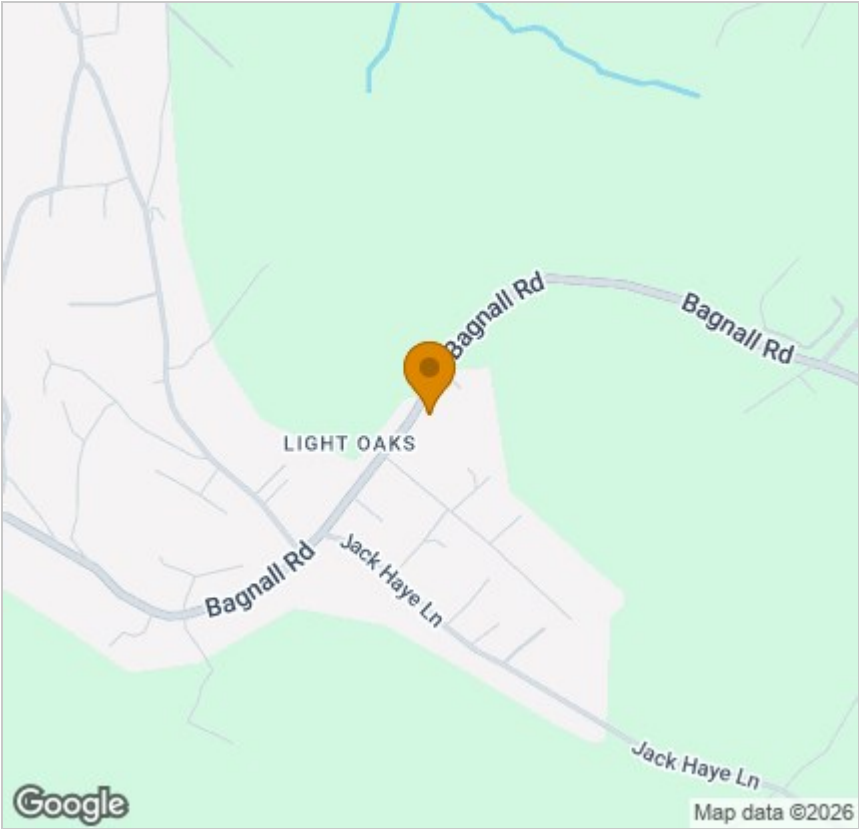
water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.



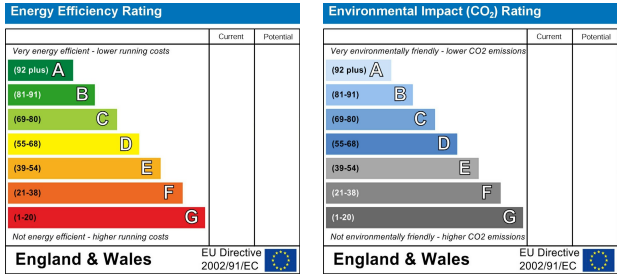
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Graham Watkins & Co Office on 01538 373308 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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