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## 16 Lambourne Drive, Light Oaks, Stoke-On-Trent, ST2 7ND

Offers In The Region Of £575,000

- Detached property located within a private road
- 22ft dual aspect sitting room
- Utility room and downstairs WC
- Large driveway suitable for multiple vehicles
- Three double bedrooms
- Views to the rear
- Double glazed throughout
- Two reception rooms
- Bathroom and en-suite shower room
- Double garage

# 16 Lambourne Drive, Stoke-On-Trent ST2 7ND

Whittaker & Biggs are delighted to offer to the market this charming detached house which offers a perfect blend of comfort and convenience. Built in 1983, the property boasts a spacious layout with three generously sized double bedrooms, making it an ideal family home. The two reception rooms provide ample space for relaxation and entertaining, with a particularly impressive 22ft dual aspect sitting room that invites natural light. In addition, the home offers delightful views to the rear.

The property features two well-appointed bathrooms, including an en-suite shower room, ensuring that family living is both practical and comfortable. A utility room and a convenient WC add to the functionality of the home, catering to the needs of modern living.

Parking is a breeze with a double garage and a large driveway that accommodates multiple vehicles, perfect for families or those who enjoy hosting guests. Situated on a private road, this home offers a sense of peace and privacy, while still being within easy reach of local amenities.



Council Tax Band: E



## **Ground Floor**

### **Entrance**

6'4" x 4'10"

Hard wood double glazed door with side light window to the frontage, radiator, WC off.

### **Hallway**

13'5" x 5'10"

Hard wood double glazed door with side light windows to the side aspect, hard wood double glazed window to the frontage, stairs to the first floor, under stairs storage cupboard.

### **Sitting Room**

22'6" x 11'10"

UPVC double glazed window to the frontage, two UPVC double glazed windows to the side aspect, living flame gas fire, marble hearth and surround, two radiators.

### **Dining Room**

11'4" x 11'0"

Aluminium double glazed patio doors to the rear, radiator.

### **Breakfast Kitchen**

11'2" x 9'7"

UPVC double glazed window to the rear, units to the base and eye level, Belling ceramic hob, extractor hood, Belling electric fan assisted oven, stainless steel sink and a half with drainer, chrome mixer tap, integral under counter fridge, radiator.

### **Utility Room**

9'2" x 5'5"

UPVC double glazed door to the rear, UPVC double glazed window to the rear,

work surface, space and plumbing for a washing machine, space and plumbing for a dishwasher, space for a tumble dryer, space for a freestanding fridge freezer, radiator.

### **WC**

5'10" x 4'11"

UPVC double glazed window to the frontage, low level WC, pedestal wash hand basin, chrome mixer tap, radiator, storage cupboard.

### **First Floor**

#### **Landing**

17'1" x 5'10"

UPVC double glazed window to the side aspect, loft hatch, airing cupboard housing the hot water tank.

#### **Bedroom One**

13'10" x 11'10"

UPVC double glazed window to the frontage, two UPVC double glazed windows to the side aspect, fitted wardrobes, bedside table and drawers, two radiators.

#### **En-suite**

7'8" x 7'4"

UPVC double glazed window to the side aspect, walk in shower enclosure, chrome fittings, vanity wash hand basin, chrome mixer tap, concealed cistern low level WC, fully tiled, chrome ladder radiator, inset ceiling spotlights.

#### **Bedroom Two**

13'10" x 11'4"

UPVC double glazed window to the rear, built in wardrobes, radiator.

#### **Bedroom Three**

11'4" x 11'1"

UPVC double glazed window to the rear, built in wardrobes, radiator.

## Bathroom

9'7" x 5'8"

UPVC double glazed window to the frontage, UPVC double glazed window to the side aspect, panel bath, chrome taps, vanity wash hand basin, chrome mixer tap, concealed cistern low level WC, chrome ladder radiator, fully tiled, inset ceiling spotlights.

## Loft

Boarded, pull-down-ladder, light.

## Externally

To the frontage, tarmacadam driveway suitable for multiple vehicles, two lawned areas, hedge and fence boundaries, gated access to the rear.

To the rear, paved patio, area laid to lawn, well stocked borders, well stocked pond, fence boundary, mature trees and shrubs, timber shed.

## Garage

18'6" x 16'7"

Electric roller door, wood glazed door and window to the rear, sink with tap, gas fired wall mounted boiler.

## AML REGULATIONS

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Directions

## Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

## Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC