



5 Ingleborough Place, Light Oaks, Stoke-On-Trent, ST2 7PB

Offers In The Region Of £495,000

- Spacious detached bungalow set within a quiet cul-de-sac location
- Three bathrooms offering convenience and flexibility
- Detached garage providing secure parking or additional storage
- Situated in a highly sought-after and desirable location
- Split-level sitting room and dining area creating a unique and versatile living space
- Impressive orangery with a solid roof and skylights, perfect for year-round use
- Large driveway offering off-road parking for multiple vehicles
- Four well-proportioned bedrooms, ideal for family living or guests
- Well-equipped kitchen with ample storage and workspace
- Tiered rear garden featuring a raised patio area, ideal for outdoor entertaining

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Whittaker & Biggs are pleased to offer to the market splendid detached bungalow, offering a perfect blend of comfort and style. With four generously sized bedrooms, this property is ideal for families seeking ample living space. The three well-appointed bathrooms ensure convenience for all residents and guests alike.

As you enter, you are greeted by a welcoming split-level living and dining room, which creates an inviting atmosphere for both relaxation and entertaining. The layout is thoughtfully designed to maximise space and light, making it a delightful area to host gatherings or enjoy quiet evenings at home.

For those with vehicles, the property offers parking for up to four vehicles, a rare find in such a sought-after location. Additionally, a detached garage provides further storage options or a secure space for your car.



Council Tax Band: E



Porch

4'10" x 4'9"

UPVC double glazed arched door to the frontage, UPVC double glazed picture window to the side aspect, radiator.

Hall

25'5" x 28'5"

Wood glazed door to the frontage, radiator, storage cupboard, loft hatch, sun tunnel.

Sitting Room

19'4" x 11'5"

UPVC double glazed bay window to the frontage, radiator, electric fire, marble effect hearth and surround, stairs up to the dining room.

Dining Room

10'6" x 9'4"

UPVC double glazed French doors to the rear and side aspects, radiator.

Orangery

22'0" x 11'7"

UPVC double glazed construction, solid roof, two skylights, French to the left aspect, door to the right aspect, radiator, inset ceiling spotlights.

Kitchen

13'5" x 9'7"

UPVC double glazed window to the rear and side aspect, wood glazed door to the rear, units to the base and eye level, Hotpoint ceramic hob, Hotpoint electric fan assisted double oven, extractor hood, integral Hotpoint dishwasher, stainless steel sink and a half with drainer, chrome mixer tap, space for a free standing fridge freezer, inset ceiling spotlights, loft hatch.

Bedroom One

16'2" x 11'2"

2 x UPVC double glazed windows to the frontage, 2x UPVC double glazed windows to the rear, fitted wardrobes and drawers, 2x radiators, inset ceiling spotlights.

Dressing Room

7'3" x 5'5"

UPVC double glazed window to the frontage, fitted wardrobes and dressing table, inset ceiling spotlights.

Ensuite One

10'1" x 7'1"

UPVC double glazed window to the rear, spa bath, chrome fittings, walk-in shower enclosure, chrome rainfall shower head, wall mounted wash hand basin, chrome mixer tap, low level WC, chrome ladder radiator, fully tiled, inset ceiling spotlights, shaver point.

Bedroom Two

11'8" x 8'1"

UPVC double glazed window to the rear, fitted wardrobes, radiator.

Ensuite Two

6'6" x 4'6"

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

Bedroom Three

11'9" x 8'1"

3x UPVC double glazed windows to the frontage, fitted wardrobes, radiator.

Bedroom Four

10'9" x 8'4"

Max measurement

2x UPVC double glazed windows to the frontage, radiator, inset ceiling spotlights.

Bathroom

6'6" x 5'8"

UPVC double glazed window to the rear, panel bath, chrome taps, electric MX Options shower over, vanity wash hand basin, chrome mixer tap, low level WC, chrome ladder radiator, fully tiled, inset ceiling spotlights.

Externally

To the frontage, tarmacadam drive, gravelled area, mature trees and shrubs, hedge boundary, gated access to the rear, detached garage.

To the rear, tiered garden, paved patio, area laid to lawn, raised patio area, rockery, fence boundary, timber shed, mature trees and shrubs.

Garage

Electric roller door, brick construction, UPVC double glazed pedestrian door to the side and rear aspects, UPVC double glazed window to the rear.

AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.





GROUND FLOOR



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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	