



52 Light Oaks Avenue, Light Oaks, Stoke-On-Trent, Staffordshire,

Offers In The Region Of £625,000

- Detached property situated in a sought after location
- Spread over three storeys
- Four double bedrooms
- Sitting room, snug and garden room
- Large kitchen diner
- Principal suite with dressing room and en-suite shower room
- Private driveway and integral garage
- Hard wood double glazed windows and doors
- Landscaped, south west facing rear garden

52 Light Oaks Avenue, Stoke-On-Trent ST2 7NF

Whittaker & Biggs are delighted to offer to the market this charming detached house on the desirable Light Oaks Avenue which offers a perfect blend of space, comfort, and character. With four generously sized double bedrooms spread across three storeys, this property is ideal for families seeking room to grow. The principal bedroom suite is a true highlight, featuring a dressing room and an en-suite bathroom, providing a private retreat for relaxation.

The heart of the home is undoubtedly the large kitchen, which seamlessly integrates with a dining area and a delightful garden room. This space is perfect for entertaining guests or enjoying family meals, and the underfloor heating ensures a warm and inviting atmosphere throughout the year. The sitting room, complete with a log burner, adds a touch of cosy charm, making it an ideal spot for unwinding after a long day.



Council Tax Band: G



Ground Floor

Hallway

14'6" x 5'0"

Hard wood double glazed door with sidelight windows to the frontage, radiator, under stairs storage cupboard.

Sitting Room

15'4" x 11'6"

Hard wood double glazed window to the frontage, wood double glazed window to the side aspect, log burner, slate hearth, wood lintel, radiator.

Snug

15'7" x 6'6"

Hard wood double glazed window to the frontage, radiator.

Kitchen / Dining Room

26'3" x 8'0"

Hard wood double glazed window to the rear, hard wood double glazed French doors to the rear, units to the base and eye level, Siemens five ring induction hob with gas ring, Smeg electric fan assisted oven, Hotpoint extractor fan, integral combination oven and microwave, integral fridge freezer, integral Neff dishwasher, stainless steel under mount sink, chrome mixer tap, boiling water tap, tiled floor, under floor heating, wine cooler, breakfast bar, vertical mirrored radiator, inset ceiling spotlights.

Garden Room

9'11" x 9'8"

UPVC construction, solid roof, French doors to the side aspect, exposed timber, vintage style black radiator.

Utility Room

8'11" x 8'3"

Hard wood double glazed door to the side aspect, wood double glazed window to the rear, work top, space and plumbing for a washing machine, space for tumble dryer, stainless steel sink and drainer, chrome mixer tap, inset ceiling spotlights, tiled floor, radiator, gas fired wall mounted Baxi combi boiler

WC

5'8" x 2'3"

Low level WC, inset ceiling spotlights, tiled floor.

First Floor

Landing

14'0" x 11'7"

Hard wood double glazed window to the frontage, radiator, stairs to the second floor.

Bedroom One

15'8" x 11'6"

Hard wood double glazed window to the frontage, radiator.

Dressing Room

11'6" x 9'2"

Hard wood double glazed window to the rear, radiator, fixed metal clothes rails.

En-suite

8'1" x 7'7"

Hard wood double glazed window to the rear, walk in shower enclosure, chrome fittings, rainfall shower head, vanity wash hand basin, chrome mixer tap, low level WC, vintage style radiator, fully tiled, inset ceiling spotlights, extractor fan.

Bedroom Two

14'2" x 10'2"

Hard wood double glazed window to the frontage, radiator.

Bedroom Three

12'1" x 8'5"

Hard wood double glazed window to the rear, radiator.

Bathroom

8'9" x 8'0"

Hard wood double glazed window to the rear, panel bath, chrome mixer tap, shower over, chrome fittings, glass shower panel, vanity was, hand basin, chrome mixer tap, low level WC, anthracite ladder radiator, fully tiled, inset ceiling spotlights, extractor fan.

Second Floor

Bedroom Four

32'10" x 8'7"

Three Velux Skylights to the rear, radiator, inset ceiling spotlights, eaves storage.

Externally

To the rear, block paved patio, area laid to lawn, hedge and wall boundary, wooden pergola, well stocked borders.

To the frontage, block paved driveway, fence and hedge boundary, well stocked borders.

Garage

16'3" x 9'2"

Wood double doors, power and light.







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

G

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