



63 Light Oaks Avenue

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

Plant an acorn and watch it make roots and develop into the beautiful OAK tree! Well come and plant your roots firmly at this stunning detached bungalow on Light OAKS Avenue! Nestled away down a private lane surrounded by mature trees and open views to the rear this spacious bungalow sits on a sizeable plot and offers modern and contemporary living. Boasting a lounge with log burner, modern fitted kitchen, dining area, three double bedrooms and contemporary bathroom. Externally the property benefits from ample off road parking to the front, a huge lawned rear garden framed with trees and open views and a garage. Located in the extremely popular area of Light Oaks, in close proximity to local amenities. Is it time to plant your seed? Your new home is ready to grow! Call today and book a viewing!

Offers in the region of £305,000

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- SPACIOUS DETACHED BUNGALOW
- MODERN FITTED KITCHEN
- CONTEMPORARY BATHROOM
- OPEN VIEWS TO REAR
- EXTREMELY SOUGHT AFTER LOCATION
- DINING ROOM
- LARGE REAR GARDEN
- LOUNGE WITH LOG BURNER
- THREE DOUBLE BEDROOMS
- AMPLE OFF ROAD PARKING

Entrance Hall

The property has a double glazed door to the side aspect coupled with a double glazed window. Radiator.

Lounge

16'3" x 11'8" (4.97 x 3.58)

A double glazed bay window overlooks the front aspect. Fireplace housing log burner. Television point. Double glazed doors leading into the dining room. Radiator.

Dining Room

10'4" x 8'11" (3.17 x 2.74)

A double glazed window overlooks the side aspect. Radiator.

Kitchen

10'11" x 10'10" (3.35 x 3.32)

A double glazed window overlooks the front aspect. Fitted with a range of wall and base storage units with inset ceramic Belfast sink unit. Coordinating work surface areas and partly tiled walls. Integrated appliances include fridge/freezer, washing machine and dishwasher. Free standing range style cooker with 8 ring gas hob and cooker hood above. Storage cupboard. Radiator.

Bedroom One

16'5" x 10'5" (5.02 x 3.18)

Double glazed patio doors lead out to the rear garden. Television point. Radiator.

Bedroom Two

12'2" x 10'0" (3.72 x 3.07)

A double glazed window overlooks the rear aspect. Television point. Radiator.

Bedroom Three

8'9" x 8'8" (2.68 x 2.65)

A double glazed window overlooks the side aspect. Television point. Radiator.

Bathroom

7'4" x 6'3" (2.26 x 1.92)

A double glazed window overlooks the side aspect. Fitted with a suite comprising panelled bath with shower over, low level W.C and wash hand basin. Partly tiled walls, extractor fan and shaver point. Radiator.

Exterior

To the front there is a driveway with ample off road parking and lawned area with mature trees. Adjacent to the drive is a separate piece of land which is useful for extra parking. To the rear there is a large garden mainly laid to lawn with open views and mature trees. Paved seating area and garden sheds.

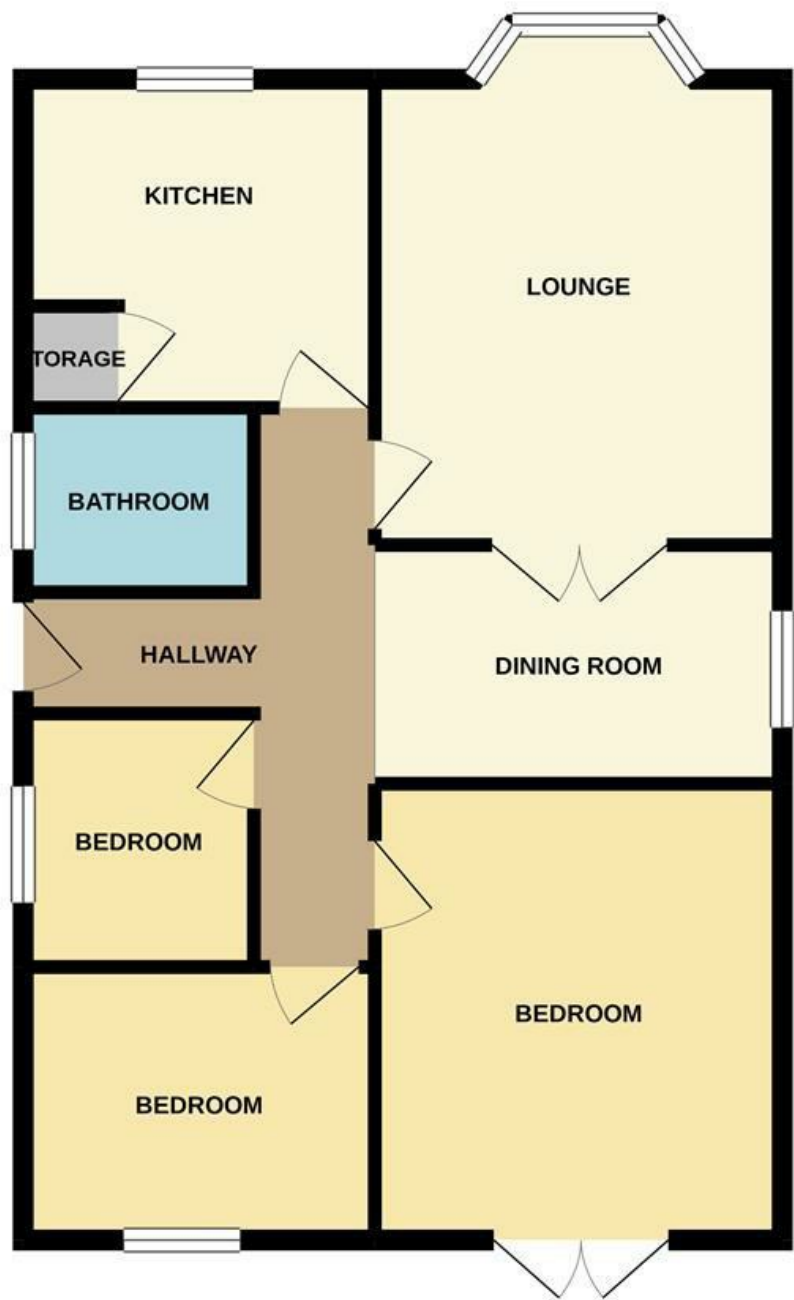
Garage

Up and over door with glazed window to the side aspect. Power and lighting.



Floor Plan

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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