

Sunnyfield Oval Milton Stoke-On-Trent ST2 7PA



Offers In Excess Of £210,000

Sunnyfield Oval, Milton, Stoke-On-Trent, ST2 7PA

We ask what is your perfect 'new home image?' -
A delightful BUNGALOW near to MILTON VILLAGE? -
Maybe this could be the next home for you -
CONSERVATORY, LOVELY GARDENS and BEDROOMS of TWO -
Bagnall Woods & a Golf Course nearby -
Doctors, Supermarkets, Cafe & Restaurants to try -
If this sounds just what you have been searching for -
Ring DEBRA TIMMIS & we will open the door.

A rare opportunity has arisen to purchase this well cared for detached bungalow situated in a well regarded residential area within easy access to Milton Village and doctors surgery. The internal accommodation comprises:- Side entrance hall, cloaks cupboard, lounge, two bedrooms, shower room, fitted kitchen and conservatory. To the front is a wider than average driveway leading to an attached garage with well stocked shrub gardens. To the rear is artificial grass with well stocked shrub and flower borders. The property is complimented by gas central heating and UPVC double glazing. Viewing becomes highly recommended to avoid disappointment.

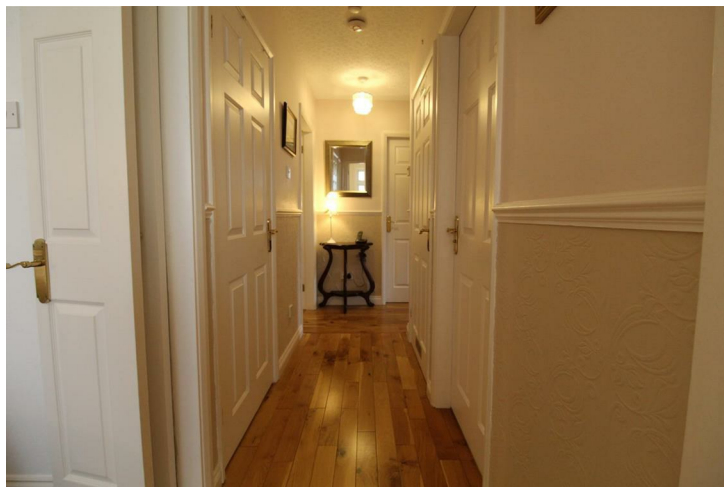
LOUNGE

11'6"x 18'10" (3.51mx 5.74m)

Modern fire surround with marble back and hearth housing an electric living flame fire. Two wall light points. Coving to ceiling. Radiator. Telephone and Television point. UPVC double glazed bow window to front elevation.

SIDE ENTRANCE HALL

UPVC double glazed door. Radiator. Dado rail. Telephone point. Loft access. Wooden floors. Cloaks cupboard housing Worcester combination gas central heating boiler.



BEDROOM ONE

9'0"x 12'4" to wardrobe (2.74mx 3.76m to wardrobe)

Range of lovely fitted furniture including wardrobes, draws, bedside cabinets and glass display shelves

over. Matching dressing table. UPVC double glazed window to rear elevation. Radiator.



BEDROOM TWO

9'0"x 13'2" (2.74mx 4.01m)

UPVC double glazed window to front elevation. Radiator. Fitted wardrobes.



KITCHEN

11'4"x 8'0" (3.45mx 2.44m)

One and half bowl single drainer sink unit with mixer taps and cupboard below. Range of work surfaces and drawers, cupboards below. Matching wall units. Plumbing for washing machine. Built in dishwasher. Built in fridge and freezer. Built in BOSCH four ring gas hob. Stainless steel canopy extractor hood over. Built in

BOSCH double electric oven. Concealed lights and under unit lights. Part tiled walls. Tiled flooring. Double radiator. UPVC double glazed window and door to the rear elevation.



CONSERVATORY

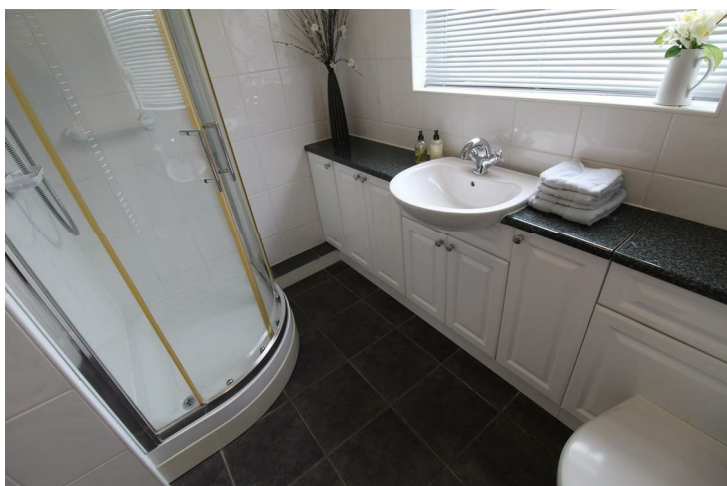
12'10" x 9'8" (3.91m x 2.95m)

Brick base and UPVC double glazed window and french doors to rear patio. Tiled flooring. Double radiator.

SHOWER ROOM

8'2" x 7'8" (2.49m x 2.34m)

Separate shower cubicle. Range of units including wash hand basin with mixer taps and concealed W.C. Fully tiled walls. Tiled flooring. Heated towel rail. UPVC double glazed window.



EXTERNAL

Blocked paved wider than average driveway providing ample off the road parking for a number of vehicles, leading to a detached garage with metal up and over door. Well stocked shrub garden to the front. Enclosed rear garden with flag patio area and Pergola. Artificial grass to the rear garden with well stocked shrub and flower borders and enclosed fencing.

Garden photograph taken in summer, 2019.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	66	
(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	
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		86
(81-91) B		
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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