



7 Hawthorn Close  
Uttoxeter



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## 7 Hawthorn Close

Uttoxeter  
Staffordshire  
ST14 5HB

- \* Situated at the head of the cul-de-sac, stands this extended three bedroom semi-detached home, having undergone comprehensive refurbishment and improvement.
- \* The property benefits from Upvc double glazing and gas fired central heating and briefly comprises: Entrance Hall, Living Room, a fabulous Kitchen/Diner with integrated appliances, Utility Room and Shower Room to the ground floor. Landing Area, Three Bedrooms and Family Bathroom to the first floor.
- \* Outside there is a driveway providing off street parking and a detached single garage.
- \* The large rear garden area is mainly laid to lawn with display borders, enjoying a peaceful setting, backing onto the Denstone village school.
- \* The village is home to the award-winning Denstone Farm Shop, The Tavern Pub & Restaurant, bowling green, tennis court, and active village hall. Nearby is the renowned JCB World Headquarters and beautiful lakes.
- \* The towns of Ashbourne and Uttoxeter are both within easy commutable distances. For local schooling, this property falls within the catchment area for All Saints C E Academy, situated off Oak Road in Denstone. For secondary education, it is the Thomas Alleyne's High School in the nearby market town of Uttoxeter.
- \* Viewings are strictly by appointment and are highly recommended to fully appreciate the quality and accommodation this ideal family home has to offer.

Offers In The Region Of £325,000



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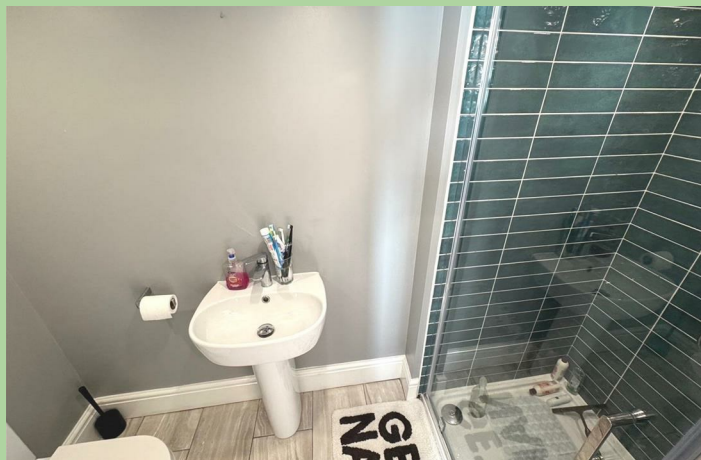
Leek - 01538 383344



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## General Information

### Entrance Hall

Radiator. Stairs off. Understairs storage.

### Living Room

Radiator.

### Kitchen / Diner

Wall and base units. Sink unit with drainer and mixer tap. Integrated dishwasher, fridge and freezer. Electric oven and hob with extractor unit above. Tiled floor. Spotlights. Radiator.

### Snug

Double doors to rear. Radiator. Tiled floor. Skylight window.

### Utility Room

Wall and base units. Radiator. Rear door. Plumbing point. Tiled floor. Spotlights. Cupboard housing central heating boiler.

### Shower Room

Shower cubicle. W.c. Wash basin. Heated towel rail. Tiled floor. Spotlights.

### Landing Area

Loft access.

### Bedroom

Radiator. Fitted wardrobes.

### Bedroom

Radiator.

### Bedroom

Radiator.

### Bathroom

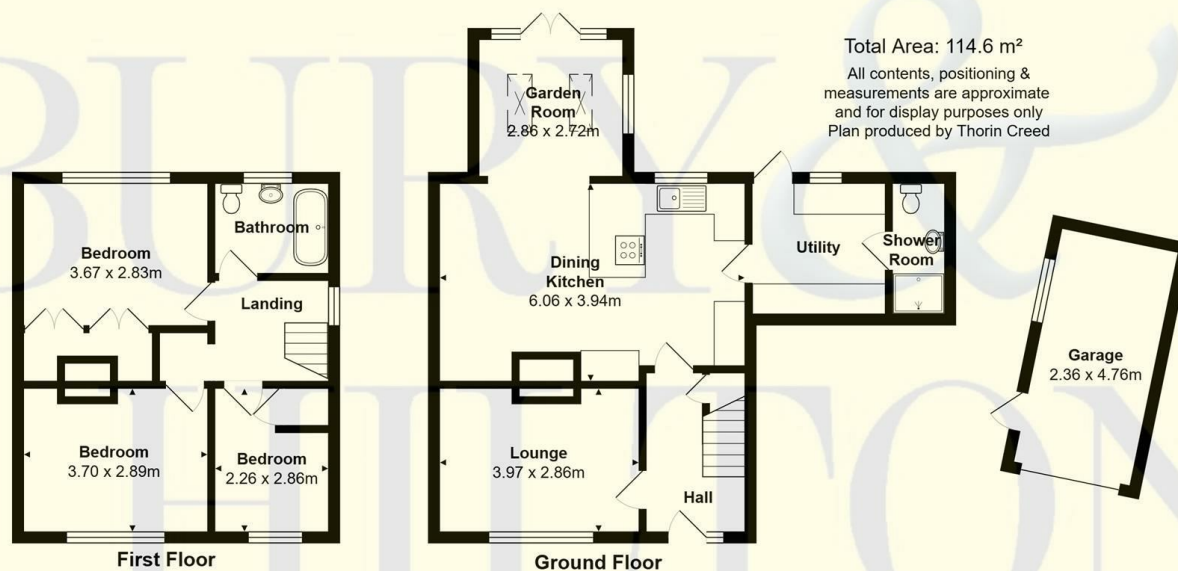
Roll top bath with shower attachment. W.c. Wash basin. Radiator.

### Outside

Outside there is a driveway providing off Road parking and a detached single garage. Electric car charging point. Large rear garden area is mainly laid to lawn with display borders, enjoying a peaceful setting, backing onto the Denstone village school.

### Viewing

Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office on 01538 383344.



### Method of Sale

The property is offered for sale by private treaty.

### Tenure and Possession

The property is sold freehold with vacant possession granted upon completion.

### Fixtures and Fittings

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bury & Hilton have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

### Broadband Connectivity

We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

### Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.

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