

# Hawthornden Avenue

Uttoxeter, ST14 7PA

John  
German









# Hawthornden Avenue

Uttoxeter, ST14 7PA

£325,000



Extremely well presented and immaculately maintained detached bungalow with a delightful southerly facing rear garden, situated on the well regarded and desirable road.



Internal inspection of this hugely impressive detached bungalow is essential to appreciate its turnkey condition, layout and lovely well tended gardens. Also benefitting from a driveway providing ample parking and a detached garage with an electric door.

Situated on the well respected and sought after road within close proximity of local amenities, the town centre with its wide of range of facilities is also within easy reach.

**Accommodation:** A uPVC part obscured double glazed entrance door to the side of the home opens to the welcoming L shaped hall providing a lovely introduction to the home, with a built-in airing cupboard, access to the loft via a fitted ladder and doors to the well-proportioned accommodation.

To the front of the bungalow, the generously sized lounge dining room extends to the full width of the property with two windows providing ample natural light.

The fitted kitchen has a range of base and eye level units with fitted worktops and an inset sink unit set below the side facing window. Space for an electric cooker with an extractor over, plumbing for both a dishwasher and washing machine and space for further appliances. Additionally, a uPVC part obscured double glazed door gives access to the outside.

There are three bedrooms in total, the rear facing master enjoying a pleasant view over the well-tended garden. At present the second bedroom is used as an office/sitting room having wide sliding patio doors giving direct access to the patio and garden.

Completing the accommodation is the impressive, fitted shower room which has a modern suite incorporating a double shower cubicle with a mixer shower over and feature tiling, plus a chrome towel radiator and side facing window.

**Outside:** To the rear the delightful southerly facing enclosed garden has a paved patio providing a lovely seating and entertaining area leading to the lawn, which has a raised slate shale bed at the top of the garden plus space for a shed and greenhouse.

To the front is a gravelled garden with well stocked beds and borders containing a variety of shrubs and plants. A tarmac driveway with brick edging extends to the side of the bungalow providing ample parking and space to open your doors. Leading to the detached garage, this has an electric roller door, power points and a personal door to the rear garden.

**What3Words:** coverings.novelist.rescue

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard **Parking:** Driveway **Electricity supply:** Mains **Water supply:** Mains **Sewerage:** Mains **Heating:** Mains gas (Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** TBC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band C

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA26072024









Ground Floor Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

850.99 ft<sup>2</sup>

79.06 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





## Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

## Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



## John German

9a Market Place, Uttoxeter, Staffordshire, ST14 8HY

01889 567444

uttoxeter@johnngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent





