

# Hawthornden Avenue

Uttoxeter, ST14 7NZ

John German





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£240,000

**Well maintained traditional semi detached home providing generously sized accommodation including a conservatory, situated on the well regarded and popular road.**

For sale with no upward chain involved, viewing of this substantial home is advised to appreciate its well-kept order with one careful owner since new, along with the scope to personalise to make the home your own. Occupying a good size plot providing further potential, parking and garage. Ideal whether looking to make your first step onto the ladder, a home move or for a buy to let investment. Situated on the highly regarded and sought after road, providing easy access to local amenities and the town centre with its wide range of facilities.

A uPVC part obscure double glazed entrance door opens to the welcoming hall which has stairs rising to the first floor with a useful understairs cupboard, a side facing window providing additional light and doors to the ground floor accommodation.

The good size lounge has a wide front facing window providing an abundance of natural light with a focal coal effect gas fire with a lovely feature surround. Obscure glazed doors lead to the dining room which has wide sliding patio doors opening to a brick base and uPVC double glazed constructed conservatory providing additional living space with power points and light, overlooking the garden with French doors to the patio.

Beside the dining room is the fitted kitchen providing potential to remove the dividing wall to make one large open space that would extend to the full width of the home (subject to obtaining the necessary building regulations). There is a range of base and eye level units with worktops and an inset sink unit set below the window overlooking the garden, a fitted gas hob with an extractor over and electric oven under, plumbing for a washing machine and additional appliance space, plus a uPVC part obscure double glazed door to the side.

To the first floor, the pleasant landing has an airing cupboard housing the hot water cylinder, access to the loft and a side facing window. Doors lead to the three good size bedrooms, two of which can easily accommodate a double bed, with the front facing master having a built in wardrobe. Finally, there is the fitted shower room which has a modern white suite incorporating a double shower cubicle with an electric shower over, splashbacks and two rear facing windows.

Outside to the rear, a good sized block paved patio provides a lovely seating and entertaining area, leading to the lawn which has gravelled edging providing space for a summer house/shed, enclosed to three sides with gated access to the driveway. To the front is a garden laid to lawn with gravelled edging and shrubs, enclosed by panelled fencing. A block paved driveway extends to the side of the home, providing ample parking, leading to the detached garage.

**What3words:** redeemed.suppers.cases

**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:** Drive & garage.

**Electricity supply:** Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** 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:** JGA/15012025

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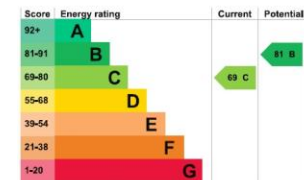
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