

Hawthornden Gardens

Uttoxeter, ST14 7PB



Well maintained traditional semi detached home located on the well regarded and sought after road, enjoying a westerly facing rear garden and a degree of privacy.

£230,000



John German

For sale with no upwards chain involved, viewing of this traditional home is essential to appreciate its well maintained condition which has had one owner since new, combined with its scope for personalisation to make it your own. An ideal first step onto the property ladder or a move within the market.

Situated on the quiet and highly regarded road providing easy access to local amenities and the town centre with its wide range of facilities.

Accommodation: An enclosed porch with a uPVC part obscured double glazed door opens to the welcoming hallway, where a side facing window provides additional natural light and stairs rise to the first floor, with an understairs cupboard.

To the front is the well proportioned lounge, having a wide window providing natural light, and a focal coal effect gas fire with a stone effect surround and display plinth. Double doors open to the dining room overlooking the rear garden with uPVC double glazed sliding patio doors providing direct access outside.

Beside the dining room is the fitted kitchen, providing potential to remove the dividing wall to make it one larger open space. Currently having 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, built-in double electric oven, plumbing for a washing machine and additional appliance space. Additional light comes from the side facing window and a uPVC part obscured double glazed door opening to the car port.

To the first floor the pleasant landing has a side facing window and a fitted airing cupboard, plus access to the loft. Doors lead to the three good size bedrooms, two of which can easily accommodate a double bed and all having fitted wardrobes.

Completing the accommodation is the fully tiled family shower room, incorporating a double shower cubicle with a mixer shower over plus a rear facing window.

Outside: To the rear there is an enclosed westerly facing low maintenance garden which enjoys a degree of privacy as it backs onto single storey homes. With well stocked borders and space for sheds.

To the front is a gravelled fore garden with a central bed. Wrought iron double gates lead to the tarmac driveway providing off road parking, extending to the side of the home where there is a car port, and further to the detached garage which has an up and over door, power and light.

- What3Words: headset.polished.alerting
- 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, car port and garage
- Electricity supply:** Mains
- Water supply:** Mains
- Sewerage:** Mains
- Heating:** Mains
(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
- Our Ref:** JGA17032025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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