

Hawthornden Gardens

Uttoxeter, ST14 7PB



Traditional semi detached bungalow with well maintained and generously sized accommodation occupying a pleasant plot and position on the sought-after and highly regarded road.

£240,000



John German 

For sale with no upward chain involved, viewing of this solid traditional semi detached home is strongly recommended to appreciate the well maintained accommodation including an excellent refitted shower room, lean-to conservatory, its enclosed plot and exact quiet position and the scope to still make the property your own.

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

A uPVC part obscure double glazed entrance door opens to the hall providing a welcoming introduction to the home with an original wooden stripped floor, built in airing cupboard and access to the part boarded loft via a fitted pull down ladder.

The lounge is positioned to the rear of the home having a living flame effect electric fire with a feature surround. A uPVC double glazed door and window lead to the brick and uPVC double glazed constructed and adaptable lean-to garden room providing additional entertaining space with a view over the pleasant garden, a quarry tiled floor, plumbing for a washing machine and further appliances, plus a door to outside.

The fitted kitchen has a range of base and eye level units with work surfaces and an inset sink unit set below the window, fitted electric hob with an extractor over and built in double electric oven, additional appliance space, a built-in pantry and a uPVC part obscure double glazed door to the side.

The two good sized bedrooms are positioned to the front of the home, each able to accommodate a double bed with both having fitted wardrobes.

Completing the accommodation is the impressive, refitted shower room having a modern white suite incorporating a double shower cubicle with an electric shower over, tiled splashbacks, plus half tiled walls, a tiled floor and a side facing window.

Outside to the rear, there is a pleasant enclosed low maintenance garden enjoying a degree of privacy being mainly paved with slate shale borders and raised beds containing a variety of plants.

To the front there is a garden laid to lawn with well stocked beds and borders containing a variety of shrubs and plants, enclosed to three sides. Wrought iron double gates open to the block paved driveway providing ample off-road parking extending to the side of the bungalow, to the garage which has an up and over door, power and light, and a personal door to the garden.

What3words: developer.fairness.removeable

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
www.eaststaffsbc.gov.uk

Our Ref: JGA/24092024

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Ground Floor Building 1



Ground Floor Building 2

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Approximate total area⁽¹⁾
937 ft²
87.05 m²

(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.

Calculations are based on RICS IPMS 3C standard.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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