



£260,000

2 Bedroom Detached Bungalow for sale
49 Hawthornden Avenue, Uttoxeter



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SALES AND LETTINGS



Overview

A superb opportunity to acquire a detached bungalow on a generous plot with no onward chain



Key Features

- NO ONWARD CHAIN
- Corner Plot
- Detached Garage & Two Driveways
- Popular & Sought-after Location
- Full Length Conservatory
- Two Double Bedrooms
- New Windows & Doors Installed <5yrs ago
- Cavity Wall Insulation







For sale with no onward chain and located in one of Uttoxeter's most sought-after residential areas, this spacious detached bungalow occupies an enviable corner plot on Hawthornden Avenue. This well-presented home offers generous living accommodation, two conservatories, two separate driveways and a detached garage, making it a rare find in a popular, well-established neighbourhood.

Step inside to discover a large welcoming hallway leading to a cosy lounge, ideal for relaxing and unwinding. The kitchen has an extensive range of base and eye level units with work surfaces and inset sink unit, fitted electric hob with extractor over and double oven under, plus space for further appliances and a large larder cupboard. The kitchen leads into a light-filled conservatory currently serving as a utility room. A second conservatory at the rear offers further flexible space-ideal for use as a reading room, home office, or dining area.

The two bedrooms are both double rooms and both feature fitted wardrobes. Completing the accommodation is the shower room with corner shower cubicle, wash basin and toilet.

Recent improvements since ownership in the last 5 yrs include a new boiler, conservatory, windows and doors and the property also benefits from cavity wall insulation.

The bungalow enjoys a private and mature garden setting, with established shrubs and lawn areas wrapping around the home. The detached garage and two driveways offer secure off-road parking. There are expansion opportunities here such as the space on offer with the potential for further development (subject to planning).

Situated in a peaceful and friendly neighbourhood, this property is just a short distance from Uttoxeter town centre, local shops, parks, and excellent transport links including the A50.

Please read on to see what each room has to offer then make that all important call to arrange your viewing, we're available 7 days a week and evenings too.....



Entrance Hall

5' 10" x 15' 8" (1.80m x 4.80m)

Large inviting entrance hall, the hub of the home giving access to all areas. Easily large enough for showpiece furniture and storage.

Lounge

10' 9" x 10' 9" (3.30m x 3.30m)

A comfortable space with living flame effect electric fire at the heart of the room. A large window allows lots of natural light to flood the room. Ample space in here for two x 3 seater sofas.

Kitchen Diner

12' 11" x 10' 9" (3.95m x 3.30m)

With an extensive range of base and wall units with enough space to accommodate a modest dining table without compromising on space. Another large side aspect window allows for lots of natural light into the room.

Supplementary to the units is a large larder and the adjacent conservatory currently serving as a utility room

Conservatory

10' 9" x 7' 0" (3.30m x 2.15m)

The smaller and older of the two conservatories, adjacent to the kitchen it is serving well as a utility sapce. Whilst the washing machine is in the kitchen it is a simple operation to move it into here to generate more space in the kitchen.

Conservatory

15' 5" x 7' 0" (4.70m x 2.15m)

The larger and more recent addition to the home (C.2021), this conservatory serves well as an additional room and has a host of uses including a dining area or TV room or simply somewhere to enjoy some peace.

Bedroom 1

11' 11" x 10' 0" (3.65m x 3.05m)

Overlooking the font of the property, bedroom 1 is a large double room with the added benefit of fitted wardrobes

Bedroom 2

10' 0" x 10' 0" (3.05m x 3.05m)

Another double room at the rear of the property again with fitted wardrobes. There is patio door access from here to the conservatory

Shower Room

6' 2" x 5' 10" (1.90m x 1.80m)

With floor to ceiling tiles, corner shower cubicle, wash basin, toilet and chrome towel heater

Garage

16' 4" x 8' 0" (5.00m x 2.45m)

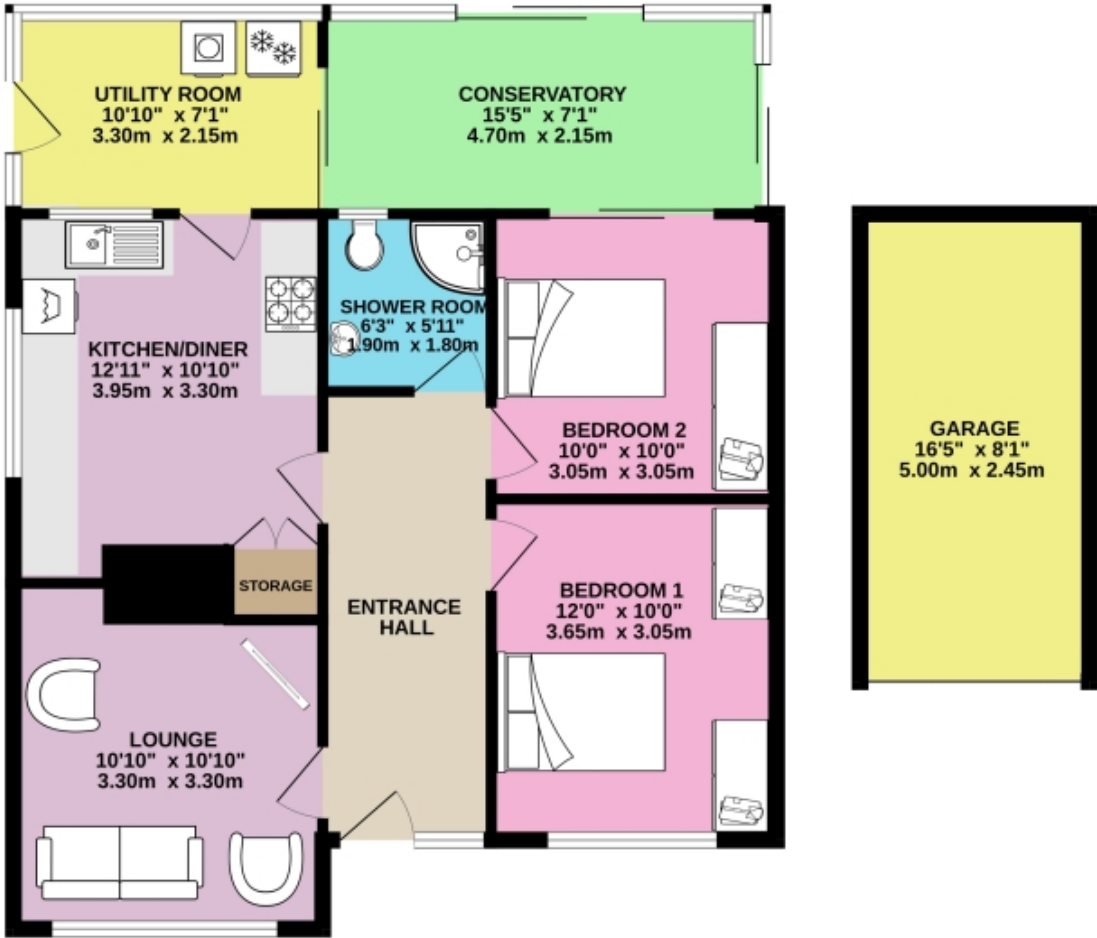
Detached modular garage

Outside

Occupying a generous corner plot with wraparound garden from the front to the side. The more discerning buyer may see an opportunity to expand on the current living space such is the space on offer. A new secondary driveway has also been installed, perfect for motorhome or caravan storage.

Floorplans

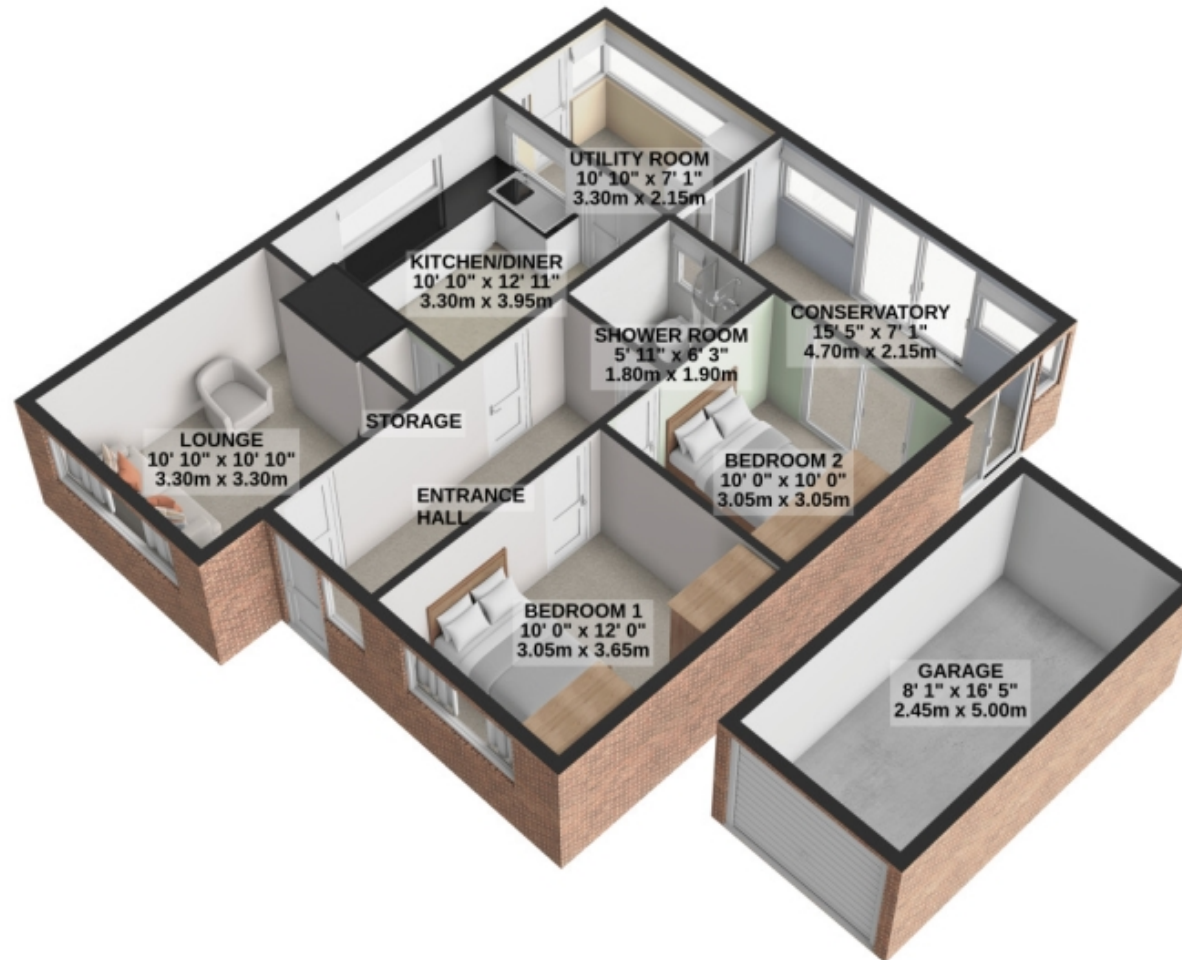
GROUND FLOOR
927 sq.ft. (86.2 sq.m.) approx.



TOTAL FLOOR AREA : 927 sq.ft. (86.2 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



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01889 221348 (24/7)
uttoxeter@ewemove.com

