



£280,000

3 Bedroom Detached House for sale  
49 Hawthornden Gardens, Uttoxeter



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SALES AND LETTINGS





## Overview

A traditional 3 bed, spacious, detached home superbly presented in turn-key condition and occupying a well-balanced plot.



## Key Features

- Hot Tub & Gazebo Included in the Sale
- Wardrobes to Bedrooms 1 & 2
- 28' x 13' Garage with Toilet, Power & Lighting
- Popular & Well Established Location
- Well Presented & Maintained Property
- Close to Excellent Local Amenities & Schools
- Off-Road Parking for Several Vehicles

















Hawthornden Gardens is a well-established and extremely popular area of the town given its location to nearby schools, Bramshall Rd Park and relative ease of access into the town centre yet still tucked away from the main thoroughfares. This combined give you the best of both worlds ensuring peaceful living on what is a well-balanced plot.

The house itself was a traditional layout, but the owners have brought it up into its current form and expanded the kitchen to provide a modern open plan kitchen/diner giving it a much more family friendly feel. The kitchen itself is a timeless 'Shaker' design with a breakfast bar, housing for an American style fridge freezer, inset oven, induction hob and integrated dishwasher. There's also space and plumbing for washing machine and dryer.

The lounge at the front of the property is a comfortable space with a large window which allows lots of natural light to flood the room. There is also a living flame gas fire with decorative inset tiling.



On the first floor are the three bedrooms and family bathroom. Bedrooms 1 & 2 are both double bedrooms with full length fitted wardrobes and the third is a comfortable single room with integrated storage. The family bathroom has a shower over bath and wash basin, the toilet sensibly has its own space in the house, so no more rushing the relaxing bath so someone can relieve themselves.

The outside space is equally impressive and remarkably well maintained. There is a full length, and extra wide, driveway leading to an almighty garage extending almost 28' in length with its own toilet, shelving and racking.

The rear garden is a private affair with no overlooking properties and is, in the main, a mix of patio area and lawn bounded by a close board fence. The showpiece here is the fixed gazebo with hot-tub with feature lighting which is



also included in the sale.

**Lounge**

12' 11" x 12' 3" (3.95m x 3.75m)

**Kitchen Diner**

20' 0" x 10' 4" (6.10m x 3.15m)

**Bedroom 1**

12' 3" x 10' 11" (3.75m x 3.35m)

**Bedroom 2**

10' 4" x 10' 2" (3.15m x 3.10m)

**Bedroom 3**

9' 2" x 9' 0" (2.80m x 2.75m)

**Bathroom**

6' 6" x 5' 4" (2.00m x 1.65m)

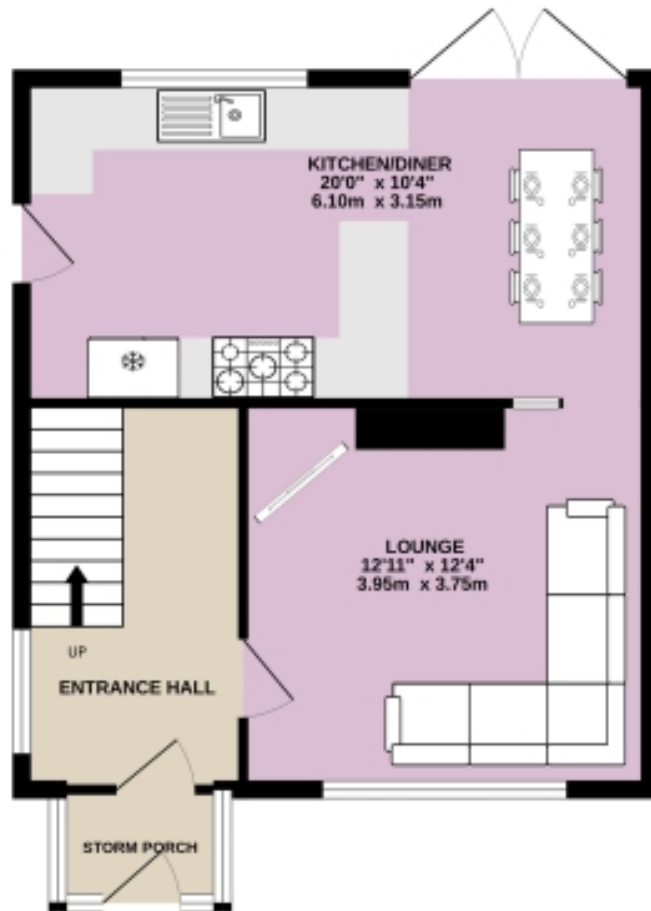
**Garage**

27' 10" x 13' 1" (8.50m x 4.00m)

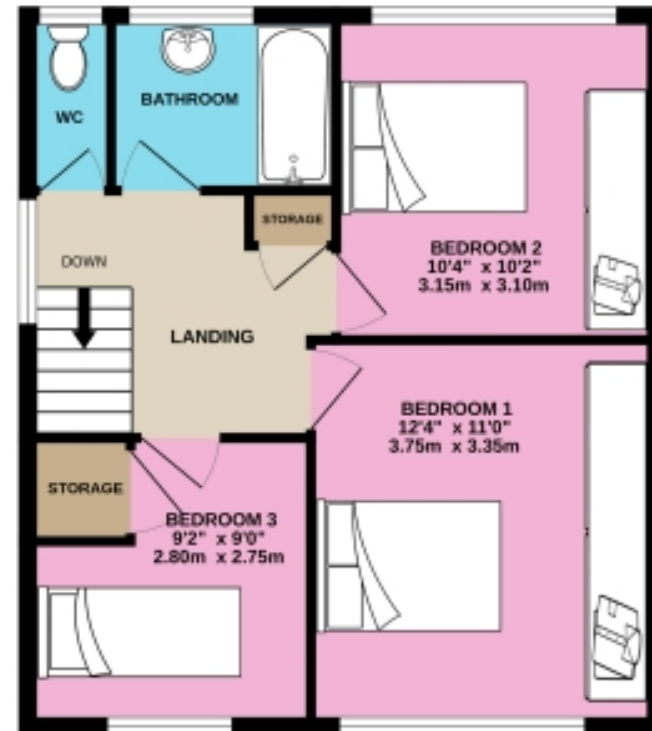


# Floorplans

GROUND FLOOR  
466 sq.ft. (43.3 sq.m.) approx.



1ST FLOOR  
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 919 sq.ft. (85.3 sq.m.) approx.

Whilst 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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GROUND FLOOR  
366 sq.ft. (34.0 sq.m.) approx.



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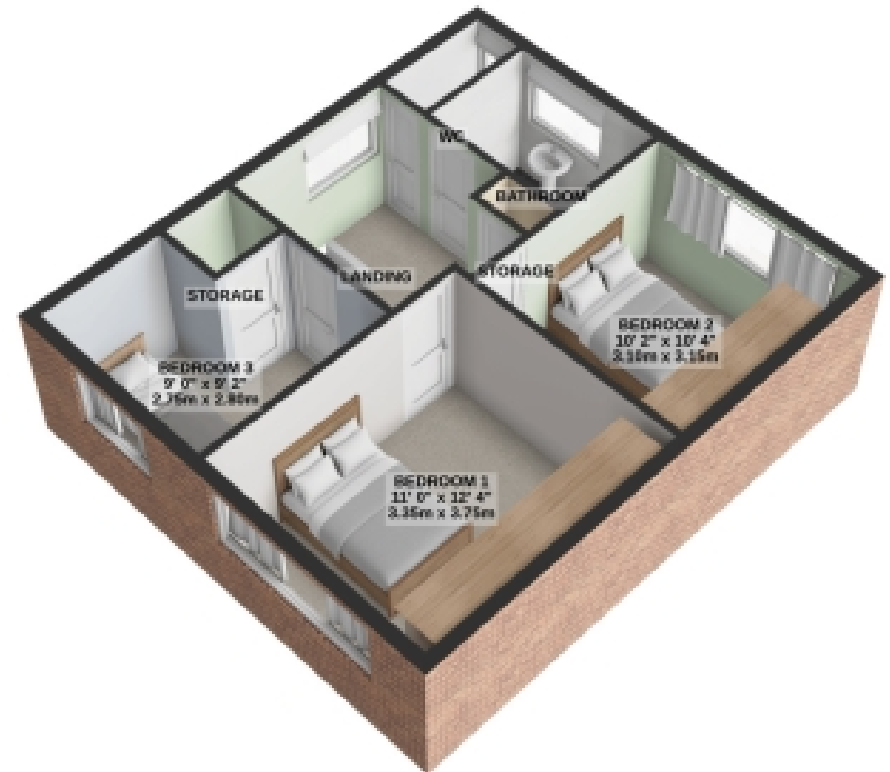


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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 81 B      |
| 69-80 | C             |         |           |
| 55-68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





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