



£270,000

3 Bedroom Detached Bungalow for sale
51 Hawthornden Avenue, Uttoxeter



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SALES AND LETTINGS



Overview

A well-balanced 3 bed detached bungalow in a sought-after area



Key Features

- South Facing Garden
- Popular and Sought-After Location
- Detached Garage with Electric Opening
- Versatile Living Space
- Driveway for Off-Road Parking
- Low Maintenance Gardens









This versatile home should tick quite a few boxes for you with 3 bedrooms, a fully stocked kitchen, detached garage, large driveway, south facing garden and popular location. Decoration is a personal taste, of course it is, but there is little more to do here than simply unpack and settle in, safe in the knowledge your new turn-key home is good to go.

Upon entry into the spacious hall, and off to the left, is the front of the home dominated by the lounge/dining area. Lots of natural light flood into here accentuated by the large bow window and supplementary window. Adjacent to the lounge is the kitchen, which is well appointed with electric cooker, space for under counter fridge, freezer, dishwasher and washing machine all complimented with black granite effect worktop and splashback.

The three bedrooms are where the versatility comes in. Bedrooms 1 & 2 are both double rooms and bedroom 3 is a single room. Bedroom 2 is currently serving as an office but is equally at home as another reception room, dining area, sitting/TV room or, of course, a bedroom.

Completing the living space is the shower room with floor to ceiling tiled walls, large shower cubicle, wash basin, toilet and chrome towel heater.

Externally, the gardens to the front and rear are well tended and maintained. Both gardens are generally low maintenance but offers scope to add lots of colour. The rear is a private and secure space with gated access and largely comprises of an Indian stone patio area, lawn and planting bed. There is also personnel access to the garage adjacent. Finally, there is an extensive driveway leading to the garage which will comfortably accommodate 4 cars.

Bungalows are forever popular and when you combine the value, plot size and the standard of care and maintenance on this one then you'd better move quick to arrange your viewing. We are available 7 days a week and evenings too, so

call now to arrange your viewing.

Entrance Hall

10' 0" x 14' 9" (3.05m x 4.50m)

The hub of the home with access to all areas including a handy storage cupboard for shoes, coats and appliances

Lounge

19' 4" x 12' 5" (5.90m x 3.80m)

(Max Dimensions Reducing to 2.70m)

A versatile space including a dining area. Alternatively, this could be a

dedicated lounge affording you more space with one of the bedrooms providing a more formal dining room.

Kitchen

9' 2" x 8' 8" (2.80m x 2.65m)

Fully loaded and well-appointed with electric cooker (gas

point available for gas cooker/hob), undercounter space for fridge, freezer, washing machine and dishwasher. All this and still a good range of storage units.

Bedroom 1

12' 1" x 9' 2" (3.70m x 2.80m)

Double room overlooking the rear garden. Ample space

in here for a range of supplementary furniture.

Bedroom 2

10' 2" x 8' 10" (3.10m x 2.70m)

Double room with sliding patio doors to the rear

garden. This room is currently serving as an office space, but its versatility lends it to being whatever you like. Alternatively bedroom 3 is a handsome space for an office and bedroom 2 utilised as a bedroom.

Bedroom 3

10' 2" x 6' 8" (3.10m x 2.05m)

A single bedroom with a side aspect outlook

Bathroom

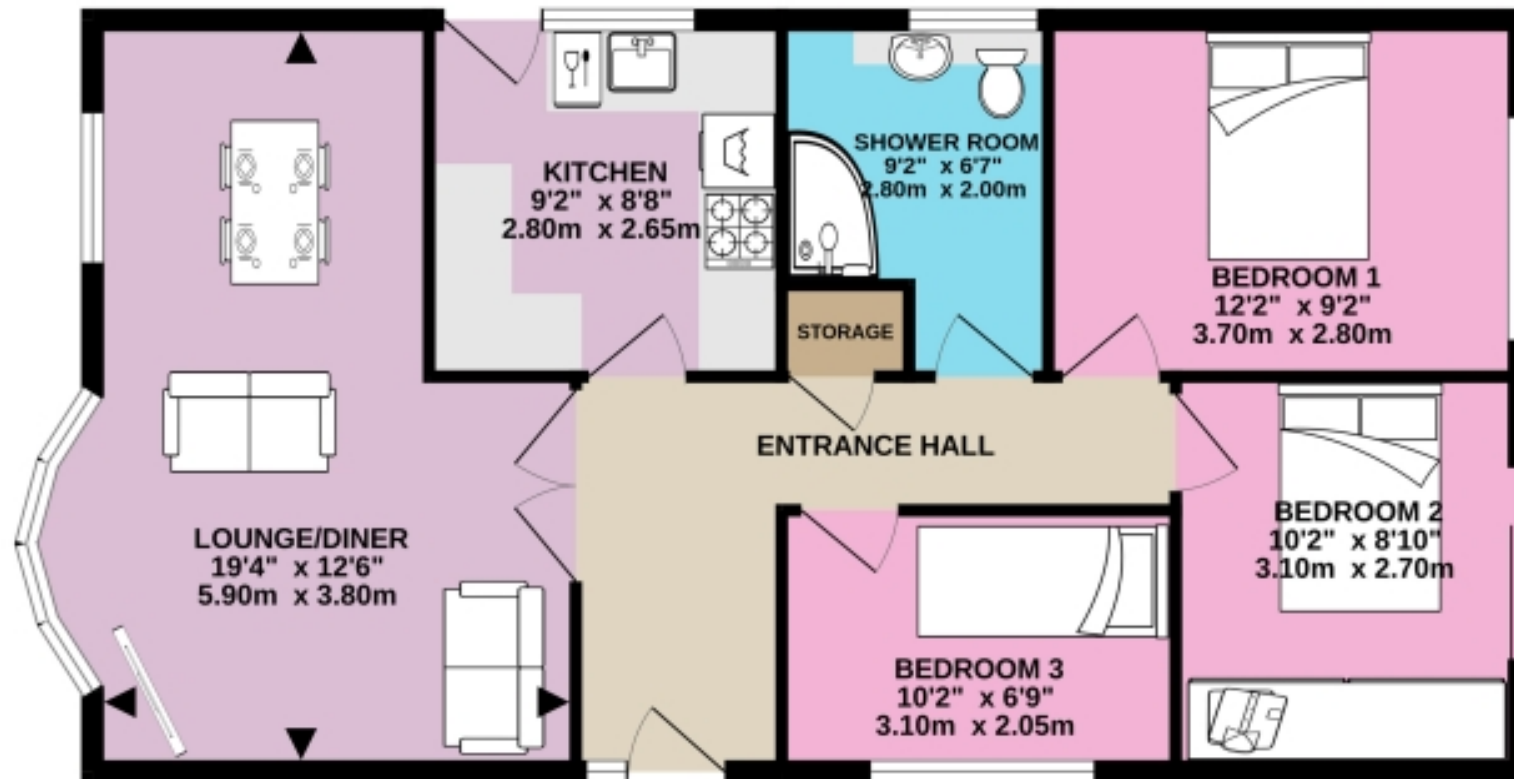
9' 2" x 6' 6" (2.80m x 2.00m)

Floor to ceiling tiled walls with large shower cubicle, wash

basin, toilet and chrome heated towel rail

Floorplans

GROUND FLOOR 719 sq.ft. (66.8 sq.m.) approx.



TOTAL FLOOR AREA : 719 sq.ft. (66.8 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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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	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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