



RE/MAX

PROPERTY HUB



1 Hawthornden Close, Uttoxeter, ST14 7PE

Asking price £310,000

Nestled in the charming neighbourhood of Hawthornden Close, Uttoxeter, this semi-detached house presents a rare opportunity for those seeking a comfortable family home. With three well-proportioned bedrooms, this property is ideal for families or individuals looking for extra space. The house boasts a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings in.

The property features two modern bathrooms, ensuring convenience for all residents. The layout is thoughtfully designed to provide both privacy and communal living areas, making it a delightful space for family life.

The location offers a pleasant community atmosphere, with local amenities and schools within easy reach, making it an excellent choice for families.

This semi-detached house on Hawthornden Close is not just a home; it is an opportunity to embrace a lifestyle in a friendly and vibrant community. Do not miss your chance to view this exceptional property.

Entrance Hall

With doors off to the lounge and kitchen and stairs to the first floor.

Lounge 13'10" x 12'5" (4.24m x 3.80m)

With bay window to the front elevation, feature fireplace, and double doors leading to the kitchen diner.

Kitchen Diner 21'0" x 10'4" (6.42m x 3.15m)

With a range of wall and base units, inset sink and drainer, fridge, Rangemaster Cooker with 5 ring Gas hob.

Garden Room 11'6" x 9'7" (3.53m x 2.93m)

Overlooking the rear garden and door leading on to patio.

Utility Room

With plumbing for washing machine. Also allows access to the front and rear of the property.

Shower Room 6'1" x 5'3" (1.87m x 1.62m)

With shower cubicle, wash hand basin and W/C.

Bedroom One 12'5" x 11'10" (3.79m x 3.62m)

With window to the front elevation and fitted wardrobes.

Bedroom Two 10'5" x 10'9" (3.19m x 3.29m)

With window to the rear elevation.

Bedroom Three 8'9" x 9'4" (2.68m x 2.86m)

With window to the front elevation.

Family Bathroom 9'8" x 5'6" (3.02m x 1.68m)

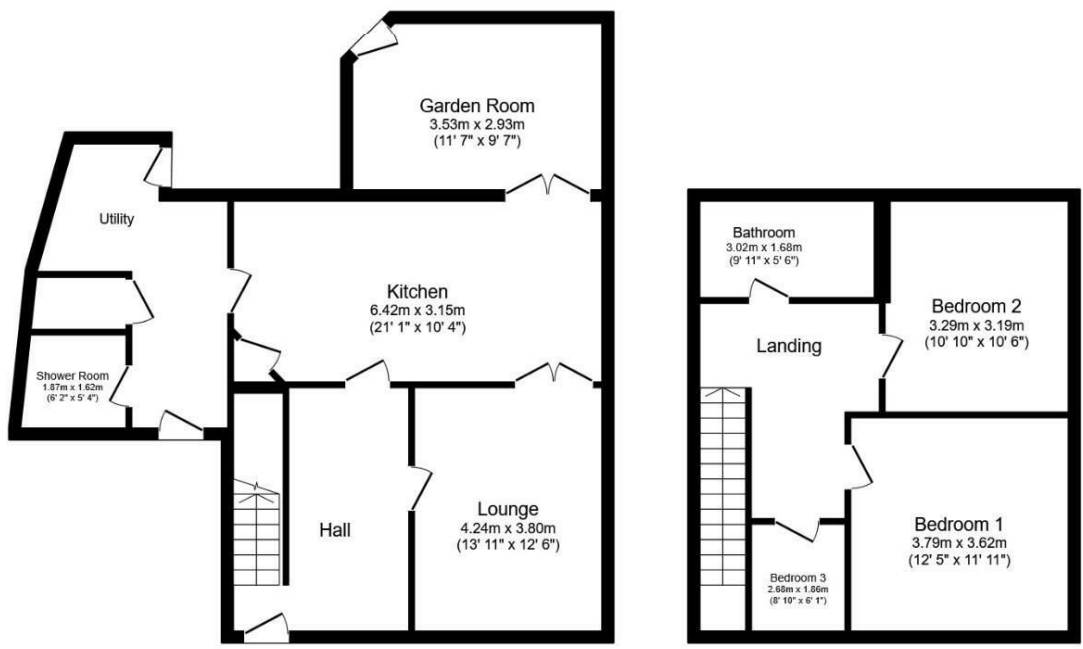
With Bath, wash hand basin, W/C and separate shower cubicle.

Outside

To the front of the property the blocked paved driveway is access via metal gates, there is a lawned front garden with borders planted with various plants and shrubs.

At the rear is a landscaped garden comprising of patio and lawned areas, with plants and shrubs to borders.

Floor Plan



Ground Floor

Floor area 76.7 m² (826 sq.ft.)

First Floor

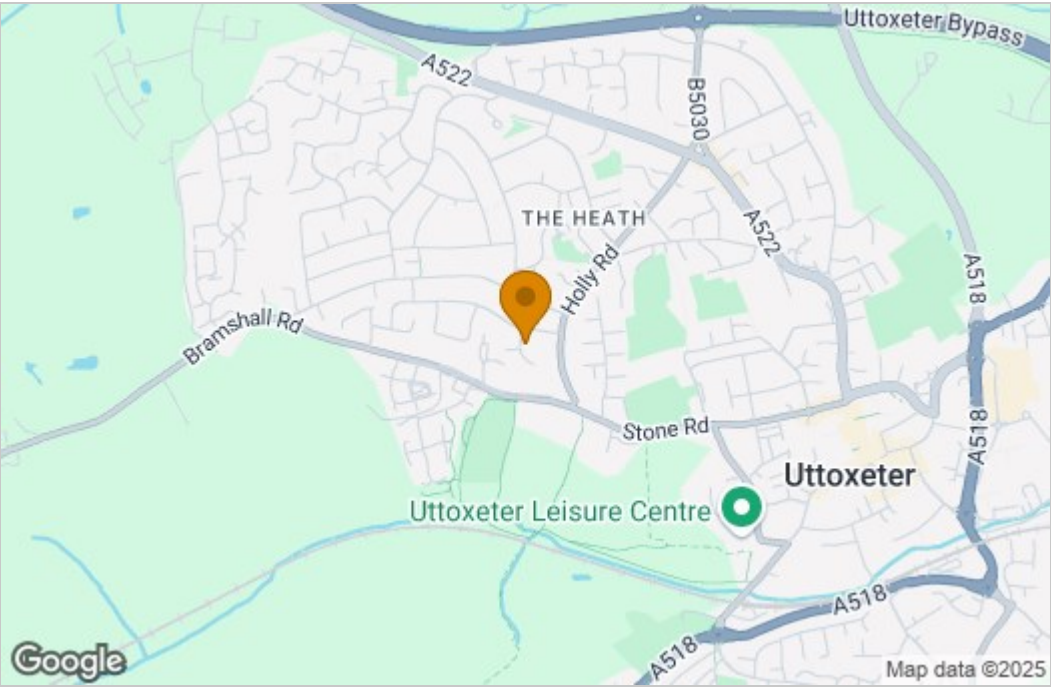
Floor area 48.1 m² (517 sq.ft.)

TOTAL: 124.8 m² (1,343 sq.ft.)

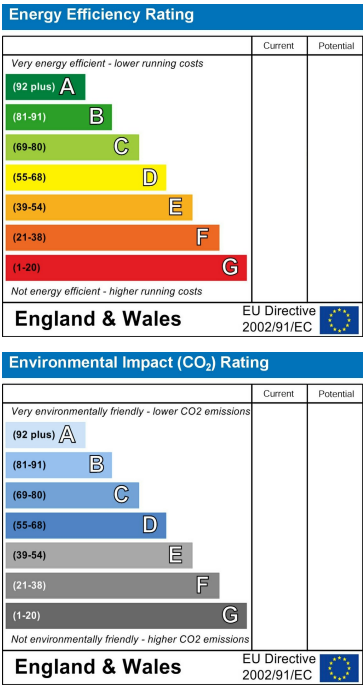
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Area Map



Energy Efficiency Graph



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