



**Malford Grove, Hawthornden Manor, Uttoxeter, ST14 7PH**

welcome to

## Malford Grove, Hawthornden Manor, Uttoxeter

Bagshaws Residential are delighted to market this INDIVIDUALLY BUILT, circa 1980, detached family residence set in 0.5 acre (not verified) grounds which also has planning permission ESBC P/2023/01325 to erect a detached one storey dwelling with garage and will be offered with NO UPWARD CHAIN.



The property is approached off Hawthornden Manor driveway into mature gardens leading to:

**Entrance Door:**

Leading into:

**Reception Hallway:**

Having two multi pane windows to the front elevation; three central heating radiators; storage cupboard; doors off to:

**Split Level Lounge/Dining Room**

**Lounge Area:**

20' 4" x 15' 5" ( 6.20m x 4.70m )

Having multi pane glazed window; feature fireplace housing a gas fire on raised hearth; glazed patio doors leading to the garden; wall lighting; two central heating radiators.

**Dining Area:**

14' 11" x 9' 10" excluding bow window ( 4.55m x 3.00m excluding bow window )

Having central heating radiator; multi pane glazed bow window; serving hatch through to kitchen.

**Kitchen:**

15' 3" x 9' 10" ( 4.65m x 3.00m )

A fitted kitchen comprising sink and drainer set in a base unit; further base, wall and drawer units; complementary work surface; complementary tiling; multi pane glazed window; central heating radiator; pantry cupboard with shelving; door leading into:

**Utility Room:**

11' 2" x 7' 10" ( 3.40m x 2.39m )

Having stainless steel sink unit; plumbing for washing machine; wall mounted boiler; complementary tiled flooring; multi pane glazed window; door leading to the garden; door leading into:

**Lobby / Store Room:**

7' 11" x 4' 11" ( 2.41m x 1.50m )

With fitted shelving; door leading into:

**Garden Room:**

20' 1" x 10' 6" ( 6.12m x 3.20m )

Having glazed patio doors leading out to the garden; electric storage heater.

**Guest Cloakroom:**

With low level w.c.; wash hand basin set in a vanity unit; central heating radiator; multi pane glazed window.

**Bedroom:**

14' 4" x 13' 11" ( 4.37m x 4.24m )

Having a range of built in wardrobes with cupboards above incorporating dressing table unit with mirror and drawers; multi pane glazed window; central heating radiator.

**Bedroom:**

With built in wardrobes with cupboards over; multi pane glazed window; central heating radiator.

**Bedroom:**

With multi pane glazed window; central heating radiator.

**Bathroom:**

Having bath; separate corner shower with wall mounted shower; wash hand basin in vanity unit; low level w.c.; multi pane glazed window; wall heater.

**Attached Double Garage:**

Having electric up and over door; power and lighting; two glazed windows.

**Grounds:**

Set in mature gardens amounting to approximately 0.5 acre (not verified) consisting of mature trees, lawned areas with mature flower and shrub plantings, paved patio areas with tree and hedge boundaries.

**Please Note:**

There is planning permission approval, East Staffordshire Borough Council, (P/2023/01325) in place to construct a one storey detached dwelling with detached garage.

We are advised that the central heating radiators require attention.

Photographs may have been taken using a wide angle lens.

Council Tax Band E



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## Malford Grove Hawthornden Manor, Uttoxeter

- INDIVIDUALLY BUILT Detached Family Home
- Set in 0.5 acre (not verified) Grounds. Double Garage
- Three Bedrooms. Bathroom. Guest Cloakroom
- Split Level Lounge / Dining Room. Garden Room
- Planning Permission Granted ESBC P/2023/01325

Tenure: Freehold EPC Rating: E

# £750,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
UTR109273 - 0006

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