



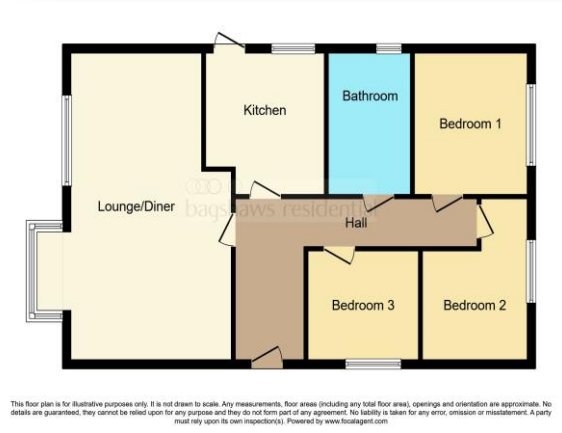
**Hawthornden Avenue, Uttoxeter. ST14 7PA**



**welcome to**

## **Hawthornden Avenue, Uttoxeter**

Bagshaws Residential are delighted to market this detached bungalow with garage and attractive gardens, its positioned in a sought after location within easy reach of local amenities and in brief comprises: lounge diner, kitchen, three bedrooms (one currently used as a reception room) & shower room.



Access to the property is gained via:

**Side Entrance Door:**

Leading into:

**Entrance Hallway:**

With central heating radiator; storage cupboard; loft access; doors off to:

**Lounge Diner:**

19' 4" max x 12' 3" ( 5.89m max x 3.73m )

Having feature fireplace housing an electric fire; double glazed bow window to the front elevation; further double glazed window to the front elevation; two central heating radiators.

**Kitchen:**

8' 9" x 8' ( 2.67m x 2.44m )

A fitted kitchen comprising stainless steel sink and drainer set in a base unit; further base, wall and drawer units; complementary work surface; point for cooker; cooker hood; plumbing for dishwasher and washing machine; space for fridge freezer; heated towel rail; tiled flooring; double glazed window to the rear elevation; door leading out to the rear garden.

**Bedroom:**

12' 1" x 8' 10" ( 3.68m x 2.69m )

With double glazed window to the rear elevation; central heating radiator.

**Bedroom:**

9' 9" x 6' 8" ( 2.97m x 2.03m )

With double glazed window to the side elevation; central heating radiator.

**Bedroom Reception Room:**

8' 10" max x 7' 10" excluding storage ( 2.69m max x 2.39m excluding storage )

With double glazed sliding patio doors leading out to the rear garden; central heating radiator; built in storage.

**Shower Room:**

Having enclosed shower cubicle with wall mounted shower; wash hand basin and low level wc set in a vanity unit; double glazed window to the side elevation; complementary tiling; heated towel rail.

**Detached Garage:**

16' 6" x 8' 7" ( 5.03m x 2.62m )

Having electric roller door; power and lighting; personal door.

**Gardens:**

Attractive gravel landscaped garden to the front of the property well stocked with an abundance of shrub plantings with wall and fence boundaries. Driveway to the side provides off road parking. The rear garden is laid to lawn with patio area raised slate area with flower plantings and timber fence boundaries.

**Please Note:**

Photographs may have been taken using a wide angle lens. Council Tax Band C.



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## **Hawthornden Avenue, Uttoxeter**

- Delightful Detached Bungalow
- Close to local amenities
- Three Bedrooms. Shower Room
- Lounge Diner. Kitchen
- Attractive Gardens. Drive. Garage

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

offers over

**£300,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
UTR109784 - 0003

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