



**GADSBY**  
**NICHOLS**

Malford Grove Hawthornden Manor, off Bramshall Road, Uttoxeter, ST14  
7PH

£750,000

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A RARE AND EXCITING OPPORTUNITY FOR THE DISCERNING PURCHASER TO ACQUIRE AN INDIVIDUAL AND SPACIOUS DETACHED BUNGALOW, TOGETHER WITH SINGLE RESIDENTIAL BUILDING PLOT WITH PLANNING PERMISSION FOR AN ADDITIONAL DETACHED BUNGALOW, set in mature gardens of approximately 0.5-acres, in a secluded position, within a desirable location. Available with IMMEDIATE VACANT POSSESSION, and having the benefit of part-double glazing, together with the potential for gas central heating, the accommodation briefly comprises: -

INTERNALLY, Reception Hall, Cloaks/WC, generous Lounge, Dining Room, Dining Kitchen, Pantry, Utility Room, Lobby to Sitting Room/Bedroom Four, a further Three Bedrooms, and Bathroom. EXTERNALLY, attached Double Garage, and delightful extensive gardens. EPC E (exp. 2034), Council Tax Band E.

Planning Permission has been granted for an additional two-bedroomed detached bungalow within the grounds.

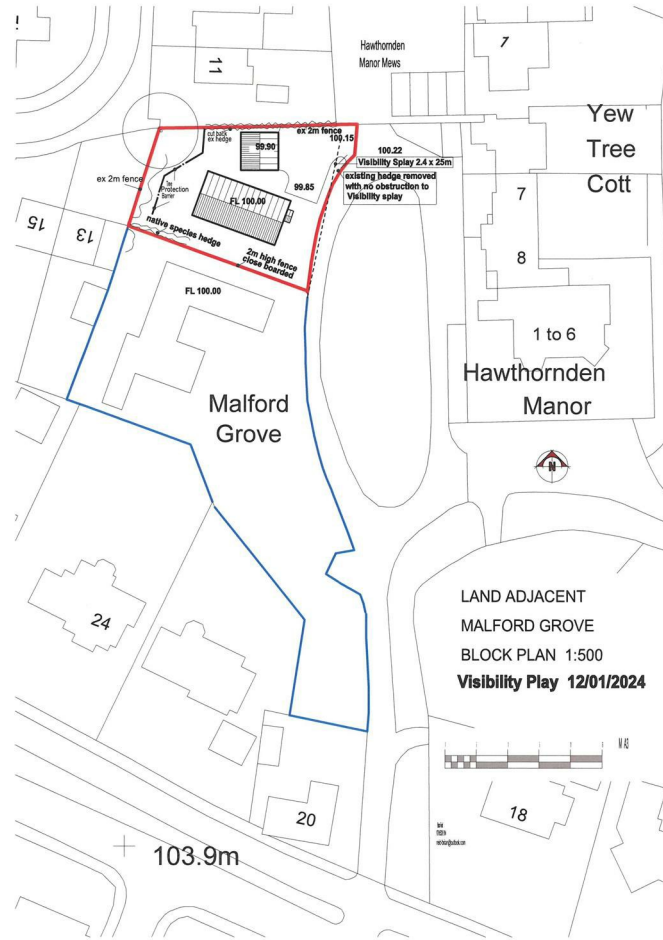
# Malford Grove Hawthornden Manor, off Bramshall Road, Uttoxeter, ST14 7PH

## THE PROPERTY



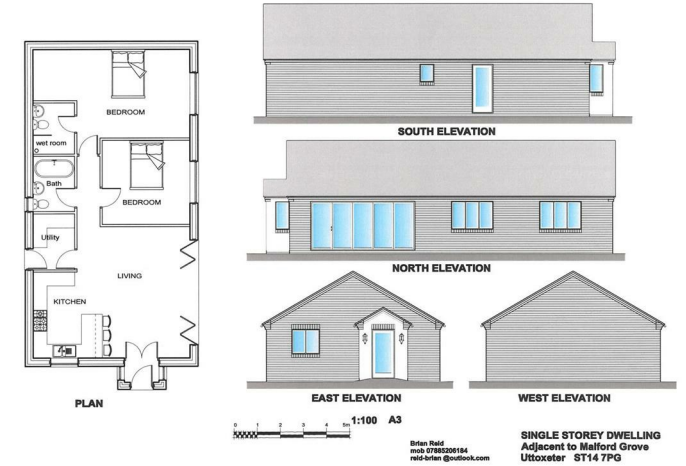
Approached via an impressive long, tree-lined sweeping driveway, is this individual and spacious detached bungalow, extending to approximately 1,874 sq. ft./174 sqm. or thereabouts, having been constructed in circa. 1980, with only one owner. This property offers purchasers an exciting opportunity for a scheme of refurbishment to individual taste, and comprises; reception hall, cloaks/WC, two reception rooms, dining kitchen, walk-in pantry, utility room, lobby, sitting room/bedroom four, inner hall a further three bedrooms, bathroom, double garage, and generous mature gardens.

## NOTE TO PURCHASERS



Borough Councils online planning portal, or by contacting the agents.

Therefore, this property affords the discerning purchaser, an exciting and rare opportunity to acquire an extremely large bungalow, with separate potential dependent relative bungalow.



Planning permission has recently been granted by East Staffordshire Borough Council, for the erection of a new, two-bedroomed detached bungalow extending to approximately 985 sq. ft./91.6 sqm. gross internal, together with separate double garage, within the rear gardens of the existing bungalow, and with a separate access. Further details are available from East Staffordshire

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### LOCATION



The property is accessed from Bramshall Road off a driveway to Hawthornden Manor, in a mature and desirable residential location, on the fringe of the popular Market Town of Uttoxeter. The property is within easy access of Uttoxeter centre and a good range of local amenities to include; day-to-day shopping, doctors and dentist surgeries, places of worship, hair and beauty salons, eateries, public houses, recreational facilities, and schooling.

### DIRECTIONS

The property is situated approximately 0.75-miles from the centre of Uttoxeter, and when leaving the marketplace by vehicle, proceed west along Carter Street continuing into Stone Road, following this road for approximately 0.5-miles before turning right, opposite Bramshall Road Park, into Hawthornden Close, and left into Malford Grove.

### VIEWINGS

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13388.

### ACCOMMODATION

Having the benefit of part-double glazing, and the potential for gas central heating, as we understand a number of the central heating radiators are not in operation, the detailed accommodation comprises: -

#### INTERNALLY

#### IMPRESSIVE RECEPTION HALL

Having hardwood front door, multi-pane single glazed windows to the front, three central heating radiators, and built-in cloaks cupboard.

#### INNER HALL

Having multi-pane glazed window, central heating radiator, and built-in linen cupboard.

#### CLOAKS/WC

Having suite comprising; low-level WC, and wash hand basin in corner vanity unit with cupboard under, together with central heating radiator.

#### SPLIT-LEVEL LOUNGE DINING ROOM

Comprising: -

### LOUNGE AREA

5.92m x 4.70m (19'5" x 15'5")



Having feature, full-width, raised tiled hearth and brick fire surround, double glazed sliding patio doors to the rear garden, two central heating radiators, and opening to both the hall and: -

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### DINING ROOM

4.57m x 3.10m (15'0" x 10'2")



Having central heating radiator, multi-pane glazed window, and serving hatch to the: -

### BREAKFAST KITCHEN

4.62m x 3.02m max (15'2" x 9'11" max)



Having a range of oak-effect fitments comprising; three double base units, four single base units,

drawers, and two double wall units, together with single-drainer sink unit, ample work surface areas with tiled splashbacks, central heating radiator, and walk-in shelved pantry.

### UTILITY ROOM

3.23m x 2.41m (10'7" x 7'11")

Having one-and-a-half bowl stainless steel sink unit, tiled floor, plumbing for automatic washing machine, glazed door to the rear to outside, and wall-mounted Worcester gas-fired boiler providing domestic hot water and central heating.

### LOBBY

Having tiled floor, and doors to the utility room and: -

### SITTING ROOM/BEDROOM FOUR

6.10m x 2.97m (20'0" x 9'9")

Having hardwood aluminium double glazed sliding patio doors, and electric storage radiator.

### BEDROOM ONE

4.93m x 4.37m (16'2" x 14'4")



Having a range of fitments comprising; two double wardrobes, two shelved units, dressing table and

drawers, and top cupboards, together with multi-pane window, and central heating radiator.

### BEDROOM TWO

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



Having fitments comprising; two built-in double wardrobes with top cupboards, together with multi-pane window, and central heating radiator.

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### BEDROOM THREE

3.02m x 2.41m (9'11" x 7'11")



Having multi-pane window, and central heating radiator.

### BATHROOM

2.16m x 2.26m (7'1" x 7'5")

Having suite comprising; wash hand basin in vanity unit with cupboards and drawers under, low-level WC, panelled bath, and separate corner shower cubicle, together with multi-pane window, and central heating radiator.

### EXTERNALLY

#### ATTACHED DOUBLE GARAGE

Having electric up-and-over door, and electric power and light.

### GROUNDS

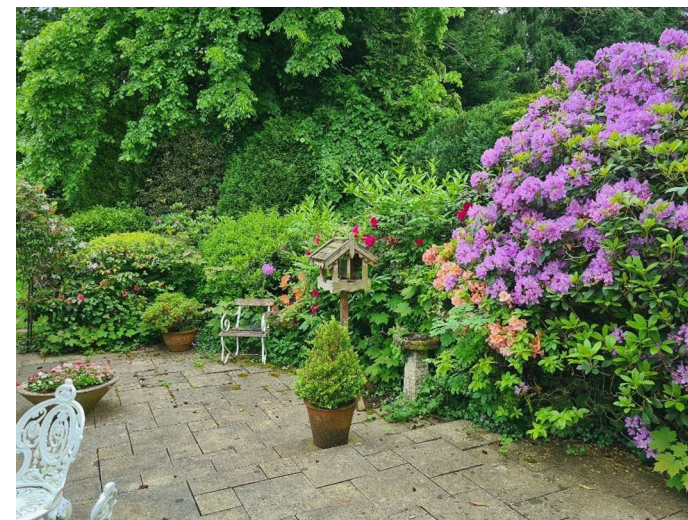


The property is approached via a long, tree-lined sweeping driveway, and sits in grounds of 0.5-acres, which includes the building plot, and comprises: -

### GARDENS



Delightful and extensive, mature gardens, incorporating extensive lawns, mature trees, and shrub borders, together with a number of paved patios.



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more than one.

In order to carry out the identity checks, we will need to request the following: -

- a) Proof of Identity – we will also need to verify this information by having sight of photographic ID. This can be in the form of a photographic driving license, passport, or national identity card;
- b) Proof of Address – we will need to verify this information by having sight of a utility bill, bank statement, or similar. A mobile phone bill, or marketing mail will not be acceptable.

Please supply the above as a matter of urgency, so that we may commence marketing with immediate effect.

**REF: R13388**

### **ADDITIONAL INFORMATION**

#### **TENURE**

We understand the property is held freehold, with vacant possession provided upon completion.

#### **DO YOU NEED A SURVEY?**

If you are not buying one of our properties, but need a valuation, please contact our offices for further information and advice on 01332 296396. We offer a range of surveys and valuations to cover all house types.

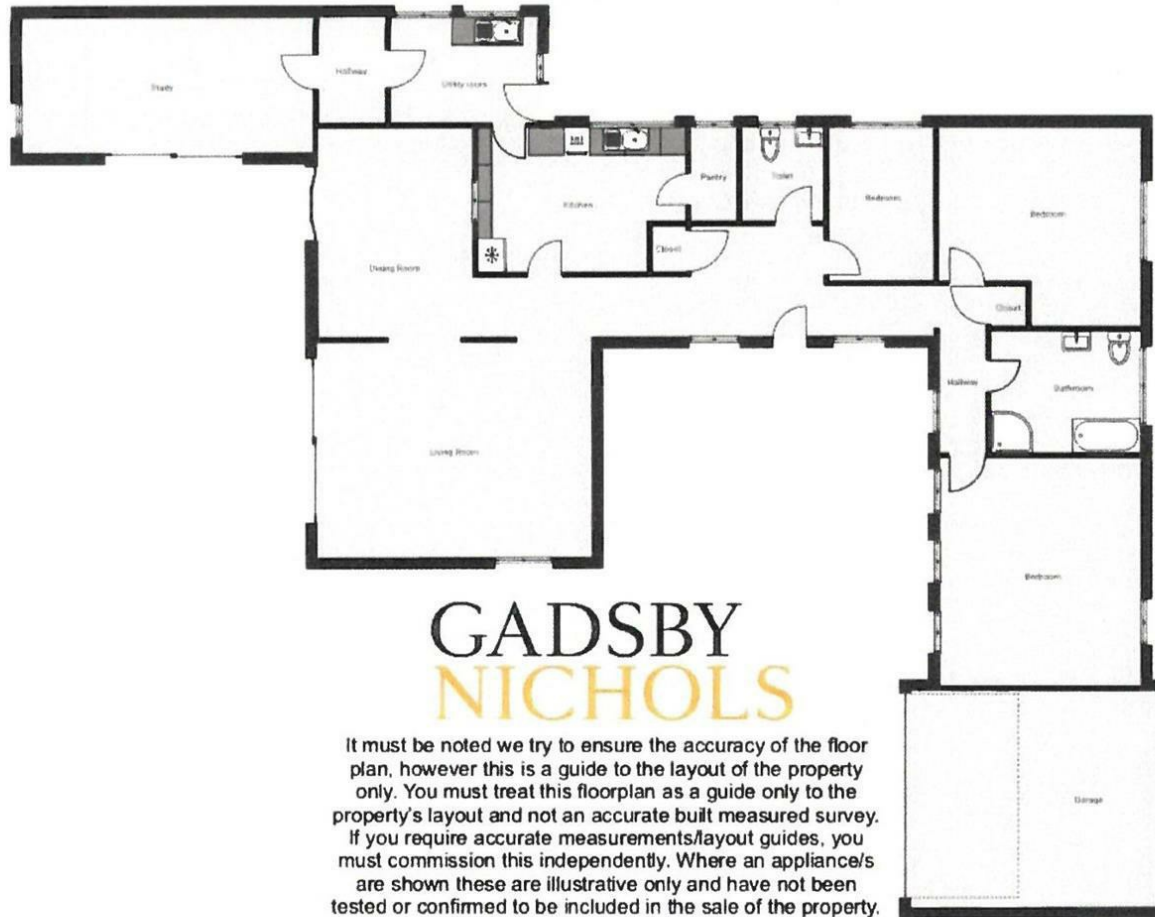
#### **ANTI-MONEY LAUNDERING (AML) REGULATIONS**

In accordance with AML Regulations, it is our duty to verify all Clients, at the start of any matter, before accepting instructions to market their property.

We cannot market a property before carrying out the relevant checks, and in the case of Probate, we must verify the identity of all Executors, if there are

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Ground Floor



## GADSBY NICHOLS

It must be noted we try to ensure the accuracy of the floor plan, however this is a guide to the layout of the property only. You must treat this floorplan as a guide only to the property's layout and not an accurate built measured survey. If you require accurate measurements/layout guides, you must commission this independently. Where an appliance/s are shown these are illustrative only and have not been tested or confirmed to be included in the sale of the property.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92-100) <b>A</b>			(81-91) <b>A</b>		
(89-91) <b>B</b>			(69-80) <b>B</b>		
(85-88) <b>C</b>			(65-68) <b>C</b>		
(82-84) <b>D</b>			(59-64) <b>D</b>		
(79-81) <b>E</b>			(51-58) <b>E</b>		
(75-78) <b>F</b>			(45-50) <b>F</b>		
(71-74) <b>G</b>			(1-40) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC			<b>England &amp; Wales</b> EU Directive 2002/91/EC		

### PROPERTY MISDESCRIPTIONS ACT 1991

Every care has been taken with the preparation of these sales particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. All dimensions, distances and floor areas are approximate, in accordance with laser readings taken at the time of inspection. Information on tenure or tenancies has been provided to us in good faith, by the vendor(s)/lessor(s) of the property. Prospective purchasers are strongly recommended to have this information verified by solicitors. All appliances, systems, equipment, fittings, and fixtures etc. have not been tested by the Agent, so we cannot vouch for their working order or condition. In all cases, purchasers are advised to appoint their own surveyors, trades people, and advisers etc. with regard to assessing the property. Whilst every attempt has been made to ensure the accuracy of the floor plans contained in the sales particulars, the floor plans are not to scale, and therefore, measurements of doors, windows, rooms, and any other items are approximate, and no responsibility is taken for any error, omission or mis-statement. These plans are for illustrative purposes, and should be used as such by any prospective

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