

Hawthornden Close

Uttoxeter, ST14 7PE

John German





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£285,000

Extremely well-maintained and tastefully presented traditional semi detached home with generously sized and re-modelled accommodation, occupying a good-sized plot with a south-westerly facing rear garden on a highly sought-after cul-de-sac.

Whether searching for your first home or moving either up or down the property ladder, viewing and consideration of this lovely home is essential to appreciate its room dimensions and re-modelled layout including an extended semi-open plan dining kitchen and a useful loft room, its well-maintained condition with the majority having been decorated and re-carpeted over the past 12 months, and its delightful good sized south-westerly facing rear garden enjoying a pleasant outlook.

Situated on a quiet and highly desirable cul-de-sac within easy reach of both local amenities and the town centre, including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, the three tier school system, train station, doctor surgeries, modern leisure centre and gyms, and the multi-screen cinema. The nearby A50 dual carriageway links the M1 and M6 motorways, plus the cities of Derby and Stoke-on-Trent.

Accommodation - A canopy porch with a uPVC part obscure double-glazed door opens to the pleasant hallway which provides a lovely introduction to the home where a side facing window provides ample natural light, stairs rise to the first floor with a useful understairs cupboard, and doors open to the ground floor accommodation.

To the front of the home is a comfortably sized lounge with a wide window providing natural light, and a focal chimney breast with a gas log burner stove set on a slate hearth with a timber mantel.

Extending to the width of the home at the rear and overlooking the lovely garden is the dual aspect open plan dining kitchen which benefits from a bay extension in the kitchen and wide uPVC double glazed French doors lead off the dining area to outside. The kitchen has a quarry tiled floor and a range of base units with worktops, some granite, an inset sink unit set in the bay, space for a gas range stove with an extractor hood over, plumbing for both a dishwasher and washing machine, plus additional appliance space. A part glazed door leads to the rear porch which has a uPVC part double glazed door opening to the garden.

To the first floor the pleasant landing has a side facing window and a fitted airing cupboard. Doors open to the three bedrooms, two of can easily accommodate a double bed and benefit from fitted wardrobes. The impressive fully tiled fitted family bathroom has a white modern suite incorporating a panelled shower bath with a mixer shower and glazed screen above, a towel rail and two rear facing windows.

The front facing third bedroom has stairs rising to a landing and the versatile loft room, currently used as a bedroom, with two double skylights to the rear, and two built-in storage cupboards. Please note there are no building regulations for this loft space, but an indemnity policy is in place.

Outside - To the rear a crazy paved patio provides a lovely seating and relaxing area leading to the south-westerly facing garden laid mainly to lawn, with a vegetable garden and well stocked borders, plus a feature magnolia tree. There is space for a greenhouse and a useful shed attached to the rear of the garage.

To the front there is a block paved driveway which extends to the side of the home, providing ample off-road parking, leading to the detached garage.

W3W: majoring.petty.working

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive and garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

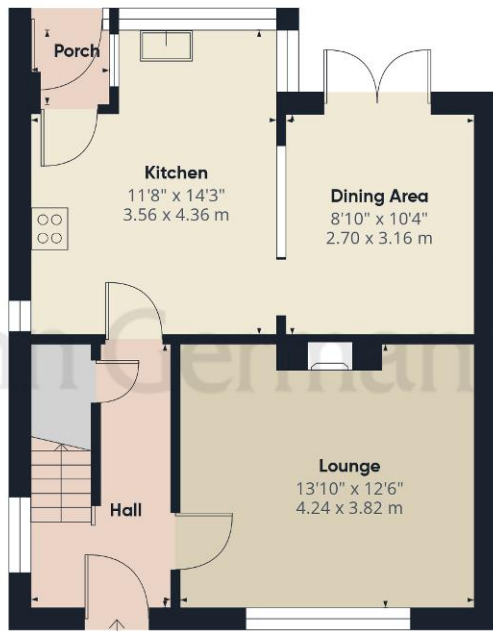
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band C

Useful Websites: www.gov.uk/government/organisations/environment-agency

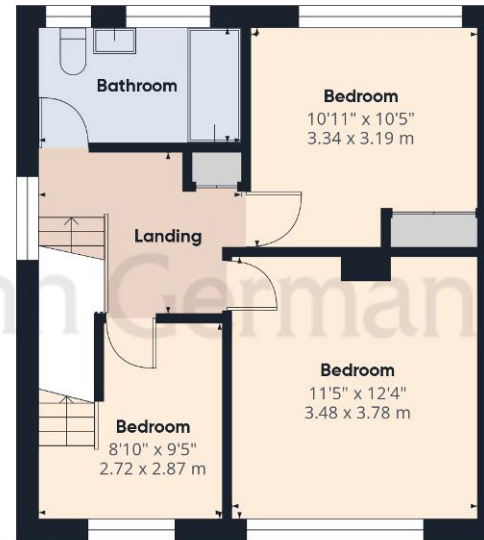
Our Ref: JGA/30032026







Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

1149 ft²

106.7 m²

Reduced headroom

22 ft²

2 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

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Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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