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Hawthornden Avenue, Uttoxeter, Staffordshire, STI4 7NZ

Offers Over £264,000

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** TRADITIONAL THREE BEDROOM SEMI-DETACHED WITH REAR EXTENSION **

A well-presented three-bedroom semi-detached property, offering spacious living and modern comfort, highly recommended for internal inspection to appreciate the size and standard of accommodation on offer. The property has undergone a rear single-storey extension, creating a larger kitchen and a spacious lounge/diner, ideal for family living and entertaining.

A brief description of the property includes an entrance onto the driveway, hallway, two reception rooms, a well-appointed kitchen, three bedrooms (two double, one single), and family bathroom. Externally, there is side access leading to the detached garage and a laid-to-lawn rear garden. A patio area further enhances the outdoor space, perfect for entertaining.

The property is conveniently located just on the outskirts of the Town Centre, within easy reach of local amenities including shops, schools, and a leisure centre. There is also easy access to the A50, linking to all major road routes, and the Peak District is just a short drive away.

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Hallway
With a double glazed composite front entry door, Minton tiled flooring throughout, telephone point, UPVC double glazed frosted glass window to the side elevation, central heating radiator, original staircase rising to the first floor landing with a useful under stairs storage cupboard which houses a UPVC double glazed frosted glass window to the side elevation and shelving. Internal doors leading to:

Dining Room
With a UPVC double glazed bay window to the front elevation, the focal point of the room being the feature fireplace and central heating radiator.

Kitchen
With 2x UPVC double glazed windows to both rear and side elevations, the kitchen features a range of matching base and eyelevel storage cupboard and drawers with wood block effect roll top preparation work surfaces. A range of integrated appliances include a one and a half stainless steel sink and drainer with mixer tap, four ring gas hob and oven/grill, stainless steel extractor hood, fridge, freezer, dishwasher and plumbing space for under counter white goods, UPVC double glazed door leading to the rear garden and central heating radiator.

Extended Lounge/Diner
With UPVC double glazed sliding rear patio door leading to the rear garden, x2 central heating radiators, the focal point of the room being the gas fireplace with a timber Adam style surround and TV aerial point.

Landing
With a UPVC double glazed window to the side elevation, access into loft space via loft hatch with pulldown ladders, internal doors lead to:

Bedroom One
With a UPVC double glazed bay window to the front elevation and central heating radiator.

Bedroom Two
With a UPVC double glazed window to the rear elevation and central heating radiator.

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Bedroom Three

With a UPVC double glazed window to the front elevation, access into loft space and central heating radiator.

Bathroom

With a UPVC double glazed frosted glass window to the side elevation, featuring a three-piece family bathroom suite comprising of low-level WC, pedestal wash hand basin, panelled bath unit with shower over and folding glass screen, complementary tiling to wall coverings, central heating combination gas boiler and chrome heated towel radiator.

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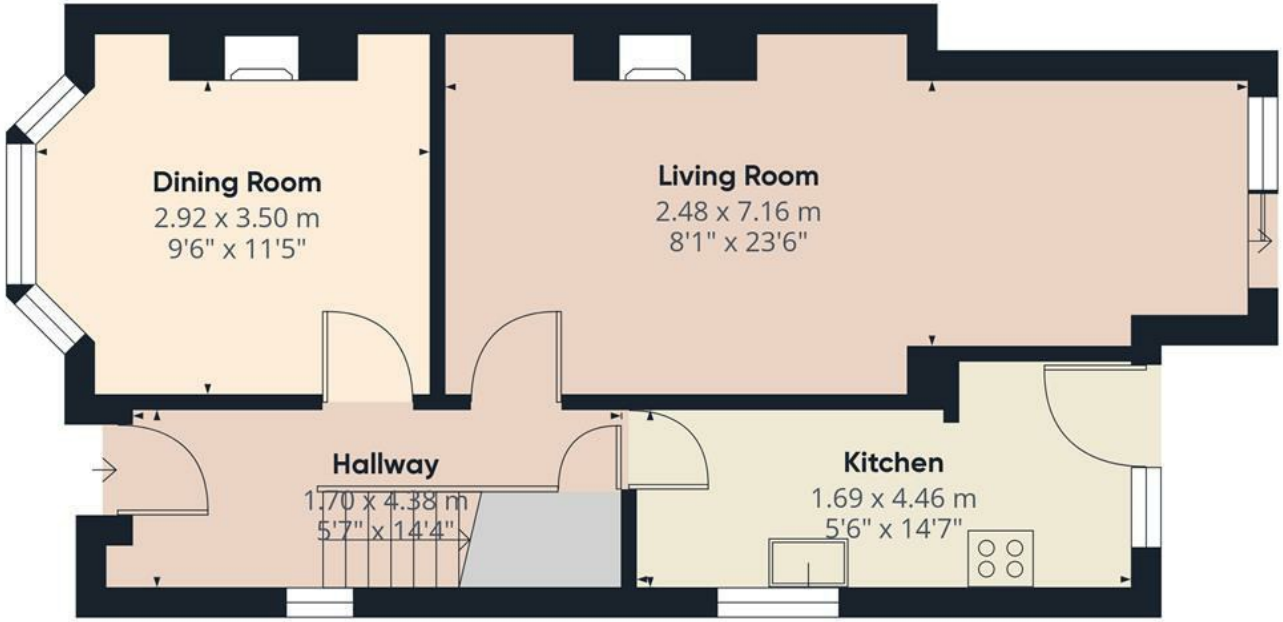

Floor 0

Floor 1

Approximate total area[1]

81.48 m²

877.06 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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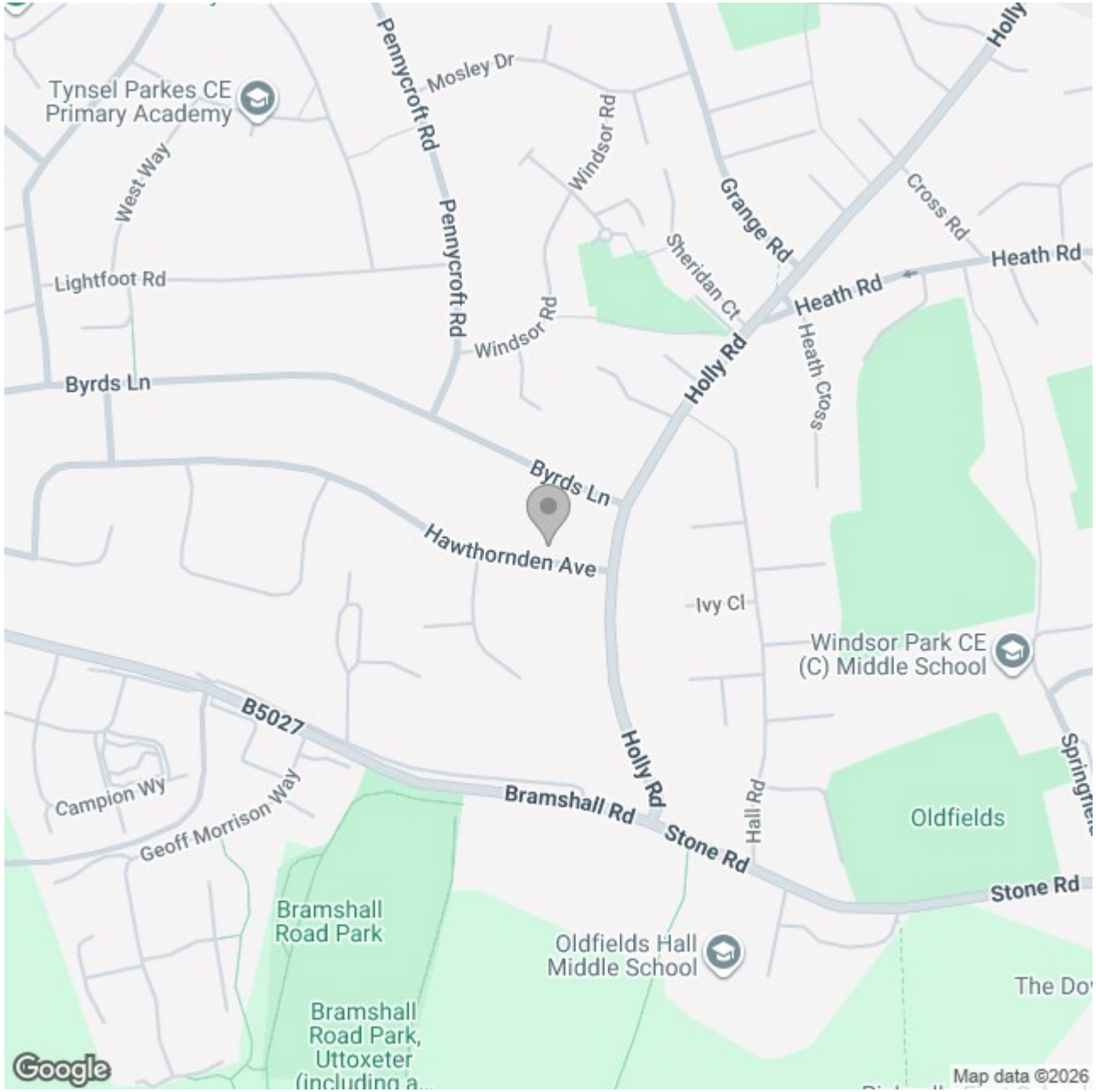

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

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