

Hawthornden Gardens

Uttoxeter, ST14 7PB



Well-maintained traditional semi-detached home providing generously sized accommodation including a ground floor garden room extension to the rear, providing the chance to move straight in & then make it your own. Occupying a pleasant position on a highly desirable road.

£245,000



John German

For sale with no upwards chain, viewing of this delightful traditional home built by the renowned local builder O'Dair is strongly recommended to appreciate its room dimensions and layout, its exact position and plot with the advantage of a westerly facing rear garden backing onto single storey properties, and the opportunity to move straight-in and then personalise, remodel or even further extend (subject to obtaining the necessary planning permission) to make it your own home.

Situated on the highly regarded and desirable road within close proximity to local amenities including Bramshall Road Park, and easy reach of the town centre with its wide range of amenities 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, Your Padel club and the multi-screen cinema.

Accommodation - An enclosed porch with dual aspect windows and a part obscure glazed door opens to the light and airy entrance hall, providing the lovely introduction to the home with a side facing window and stairs with a cupboard under rising to the first floor.

To the front of the home is the comfortably sized lounge, having a wide window allowing the morning light to flood in, and a focal gas fire with a stone effect surround. Obscure glazed sliding doors open to the dining room with the sitting/garden room extension having wide uPVC double glazed patio doors overlooking the lovely garden and providing direct access to the patio. Positioned beside the dining room is the kitchen, providing the potential to remove the dividing wall and open the rear of the home and the extension into one large and hugely impressive living dining kitchen. Currently the kitchen has a range of base and eye level units with fitted worktops and an inset sink unit set below the window overlooking the garden, a fitted gas hob with a stainless-steel extractor hood over and a built-in electric oven, plumbing for a washing machine and additional appliance space, and the wall mounted combination gas central heating boiler, plus a uPVC part obscure double glazed door to the side and a door returning to the hallway.

To the first floor the pleasant landing has a fitted airing cupboard, access to the loft via a fitted pull-down ladder, and a side facing window providing natural light. Doors lead to the three good sized bedrooms, two of which can easily accommodate a double bed and furniture, with the front facing master having fitted wardrobes to one side with sliding doors. Bedroom three currently has a fitted bed over the over-stairs bulkhead, making excellent use of the space. Completing the accommodation is the fitted family shower room, having a white modern suite incorporating a double corner cubicle with an electric shower over, plus dual aspect windows.

Outside - To the rear, the enclosed westerly facing garden enjoys a good degree of privacy and backs onto single storey homes. The paved patio provides a lovely seating and entertaining area, with a dwarf wall and a garden laid predominantly to lawn, well stocked borders containing a variety of shrubs, space for a greenhouse, and a useful garden shed attached to the rear of the garage.

To the front there is a garden laid to lawn with mature shrubs, enclosed by low level brick walls. A tarmac driveway provides off road parking for several vehicles extending to the side of the property and to the detached garage which has an up and over door and power.

- W3W:** headline.bottle.outwards
- 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
- Electricity supply:** Mains
- Sewerage:** Mains
- Parking:** Drive and garage
- Water supply:** Mains
- Heating:** Mains gas
- (Purchasers are advised to satisfy themselves as to their suitability).
- Broadband type:** Not currently connected
- 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/22092026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







AWAITING EPC MEDIA



John German

9a Market Place, Uttoxeter, Staffordshire, ST14 8HY

01889 567444

uttoxeter@johngerman.co.uk

Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

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.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent