

# Hawthornden Avenue

Uttoxeter, ST14 7NZ



Individually designed and built home occupying a delightful plot on this well regarded and sought after road in close proximity to the town centre and local amenities.

£290,000

John German 

Whether looking to move up or down the property ladder, viewing of this attractive home is strongly recommended to appreciate its immaculately maintained and tastefully presented accommodation, lovely plot, room dimensions and potential to extend subject to obtaining the necessary planning permissions.

Situated on this desirable road within easy reach of local amenities including the Bramshall Road park and the town centre and its wide range of facilities that include the well regarded three tier school system, several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, doctors, train station, multi screen cinema and the modern leisure centre.

Accommodation - A storm porch with a uPVC part obscure double glazed entrance door and side panels opens to welcoming central hall where stairs rise to the first floor and doors lead to the generously sized ground floor accommodation.

To the right is the comfortable lounge which extends to the depth of the property having a focal coal effect gas fire with feature surround and natural light provided by a wide front facing window and French doors that open to the garden.

On the opposite side of the hall is the L shaped kitchen and dining area also extending to the full depth of the property with a range of base and eye level units and fitted granite work surfaces, inset sink unit set below a rear facing window, fitted electric hob with extractor hood over, built in double oven, integrated dishwasher and fridge freezer plus a useful under stairs cupboard. Further natural light comes from a front facing window in the dining area.

The rear porch has a door opening to the garden plus further doors to the garage and to the fitted downstairs WC.

To the first floor the landing has a rear facing window and two built in storage cupboards plus doors leading to the three good sized bedrooms, two of which can easily accommodate a double bed and furniture.

Completing the accommodation is the fitted family bathroom which has a modern white three piece suite incorporating a panelled bath with a mixer shower and fitted glazed screen above.

Outside - To the rear a wide crazy paved patio provides a lovely entertaining area leading to the good sized garden which is predominantly laid to lawn with shaped borders containing a variety of shrubs and plants plus a path leading to a further lawn again with shaped borders containing plants and an additional seating area.

To the front is a garden laid to lawn with shaped borders. A concrete driveway provides off road parking leading to the garage which has an up and over door, power and light.

**what3words:** polished.uplifting.blurred

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

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

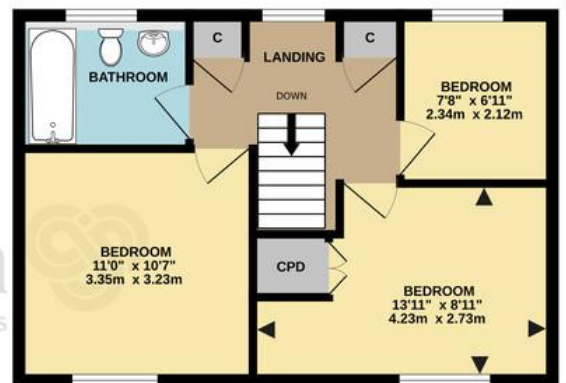
**Our Ref:** JGA/29062023

**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band D

GROUND FLOOR



1ST FLOOR











Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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#### Agents' Notes

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#### Referral Fees

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