

# Hawthornden Avenue

Uttoxeter, ST14 7PA

John German





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Offers in Region of £340,000

Extremely well presented and immaculately maintained detached bungalow with a delightful southerly facing rear garden, situated on the well regarded and desirable road.



Internal inspection of this hugely impressive detached bungalow is essential to appreciate its turnkey condition, layout and lovely well tended gardens. Also benefitting from a driveway providing ample parking and a detached garage with an electric door.

Situated on the well respected and sought after road within close proximity of local amenities, the town centre with its wide of range of facilities is also within easy reach.

Accommodation: A uPVC part obscured double glazed entrance door to the side of the home opens to the welcoming L shaped hall providing a lovely introduction to the home, with a built-in airing cupboard, access to the loft via a fitted ladder and doors to the well-proportioned accommodation.

To the front of the bungalow, the generously sized lounge dining room extends to the full width of the property with two windows providing ample natural light.

The fitted kitchen has a range of base and eye level units with fitted worktops and an inset sink unit set below the side facing window. Space for an electric cooker with an extractor over, plumbing for both a dishwasher and washing machine and space for further appliances. Additionally, a uPVC part obscured double glazed door gives access to the outside.

There are three bedrooms in total, the rear facing master enjoying a pleasant view over the well-tended garden. At present the second bedroom is used as an office/sitting room having wide sliding patio doors giving direct access to the patio and garden.

Completing the accommodation is the impressive, fitted shower room which has a modern suite incorporating a double shower cubicle with a mixer shower over and feature tiling, plus a chrome towel radiator and side facing window.

Outside: To the rear the delightful southerly facing enclosed garden has a paved patio providing a lovely seating and entertaining area leading to the lawn, which has a raised slate shale bed at the top of the garden plus space for a shed and greenhouse.

To the front is a gravelled garden with well stocked beds and borders containing a variety of shrubs and plants. A tarmac driveway with brick edging extends to the side of the bungalow providing ample parking and space to open your doors. Leading to the detached garage, this has an electric roller door, power points and a personal door to the rear garden.

What3Words: coverings.novelist.rescue

**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:** Driveway **Electricity supply:** Mains **Water supply:** Mains **Sewerage:** Mains

**Heating:** Mains gas (Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** TBC

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](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA26072024







Ground Floor Building 1



Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**  
 850.99 ft<sup>2</sup>  
 79.06 m<sup>2</sup>

(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.

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## Agents' Notes

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## Referral Fees

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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