

Hawthornden Gardens

Uttoxeter, ST14 7PB



Hugely impressive refurbished semi detached dormer bungalow occupying a pleasant plot and position on this highly desirable road within close proximity to amenities.

£285,000



John German 

Whether looking to move up or down the property ladder, internal inspection and consideration of this fabulous modernised home is essential to appreciate its layout and room dimensions, turn key condition and its exact position.

For sale with no upward chain involved, having a newly fitted kitchen, ground floor bathroom and first floor en suite, newly laid patio and re-laid garden.

Situated on the well regarded and extremely desirable road providing easy access to local amenities and the town centre with its wide range of facilities.

Accommodation – An enclosed porch with a part obscure double glazed door and side panel opens to the welcoming hall providing a beautiful introduction to the home with stairs rising to the first floor and quality doors opening to the spacious ground floor accommodation.

Positioned to the rear of the home is the comfortably sized lounge having wide uPVC double glazed sliding patio doors providing a view of the pleasant garden and direct access to the new patio.

The refitted kitchen has a range of base and eye level units with quality work surfaces and an inset sink unit set below the window overlooking the garden, a fitted hob with an extractor hood over and an electric oven under plus an integrated dishwasher and fridge freezer, plumbing for a washing machine and a uPVC part double glazed door and window to the side elevation.

There are two good sized bedrooms positioned to the front of the property, one of which can easily accommodate a double bed.

Completing the ground floor accommodation is the refitted family bathroom which has a white three piece suite with complementary tiled splash backs and a side facing window.

To the first floor there is a rear facing bedroom which has the benefit of a new refitted en suite shower room having a white suite with complementary tiled splash backs. A door leads to the versatile dressing room which has a side facing window, equally adept to be used as a study, bedroom for a little one or for any purpose you wish!

Outside – To the rear a new paved patio with edging leads to the good sized garden laid to lawn enclosed to three sides providing a blank canvas to landscape as you desire.

To the front is a shrubbed border and a newly laid tarmac driveway with block paved edging providing ample parking extending to the side of the home leading to the detached garage.

What3words: stitching.chain.envisage

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: Brick **Parking:** Drive **Electricity supply:** Mains

Water supply: Mains **Sewerage:** Mains **Heating:** Mains gas

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

Broadband type:

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/30102024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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