







**\*\* DETACHED BUNGALOW \*\* GARAGE \*\* NO CHAIN \*\* 360 TOUR \*\***

Located on the popular Hawthornden Avenue, this detached bungalow offers comfortable living with convenient access to local amenities. The property features a porch, hallway, breakfast kitchen, lounge, three bedrooms, and a shower wet room.

Externally, it is approached on a corner plot, via a spacious tarmac driveway leading to a detached garage. The bungalow benefits from double glazing and gas central heating. Viewings are strictly by appointment only.

Situated just on the outskirts of the town centre, the property is within easy reach of shops, schools, a leisure centre, and is a short distance from the heart of Uttoxeter. It also provides easy access to the A50, connecting to all major road networks. To arrange a viewing, please contact ABODE Estate Agents.





## Porch

Built of PVC construction with 3x UPVC double glazed windows to front and side elevations, UPVC double glazed double door leading into, tiled flooring throughout, internal glazed door lead to:

## Hallway

With a timber frosted door leading into, original parquet flooring throughout, central heating radiator, smoke alarm, access into loft space via loft hatch, thermostat, doorbell chime, meter cupboard housing the electric meter and consumer unit, internal cupboard housing the hot water immersion tank, internal doors lead to:

## Kitchen

With 2x double glazed windows to rear and side elevations, glazed door leading to the garden, having a selection of matching base and eye level storage cupboard and drawers with roll top work surfaces and complementary tiling surrounding, stainless steel sink and drainer, four ring electric hob, extractor, oven, grill, central heating radiator, built-in storage cupboard housing the central heating gas boiler and extractor fan.

## Lounge

With a double glazed window to the side elevation and a bay window to front, focal point gas fireplace with surround and mantle, TV aerial point, smoke alarm, door leading to:

## Bedroom One

With a double glazed window to the front elevation and central heating radiator.



## Bedroom Two

With a double glazed window to the side elevation and central heating radiator.

## Bedroom Three

With a double glazed window to the rear elevation, built-in wardrobes with sliding doors, hanging rails and shelving and central heating radiator.











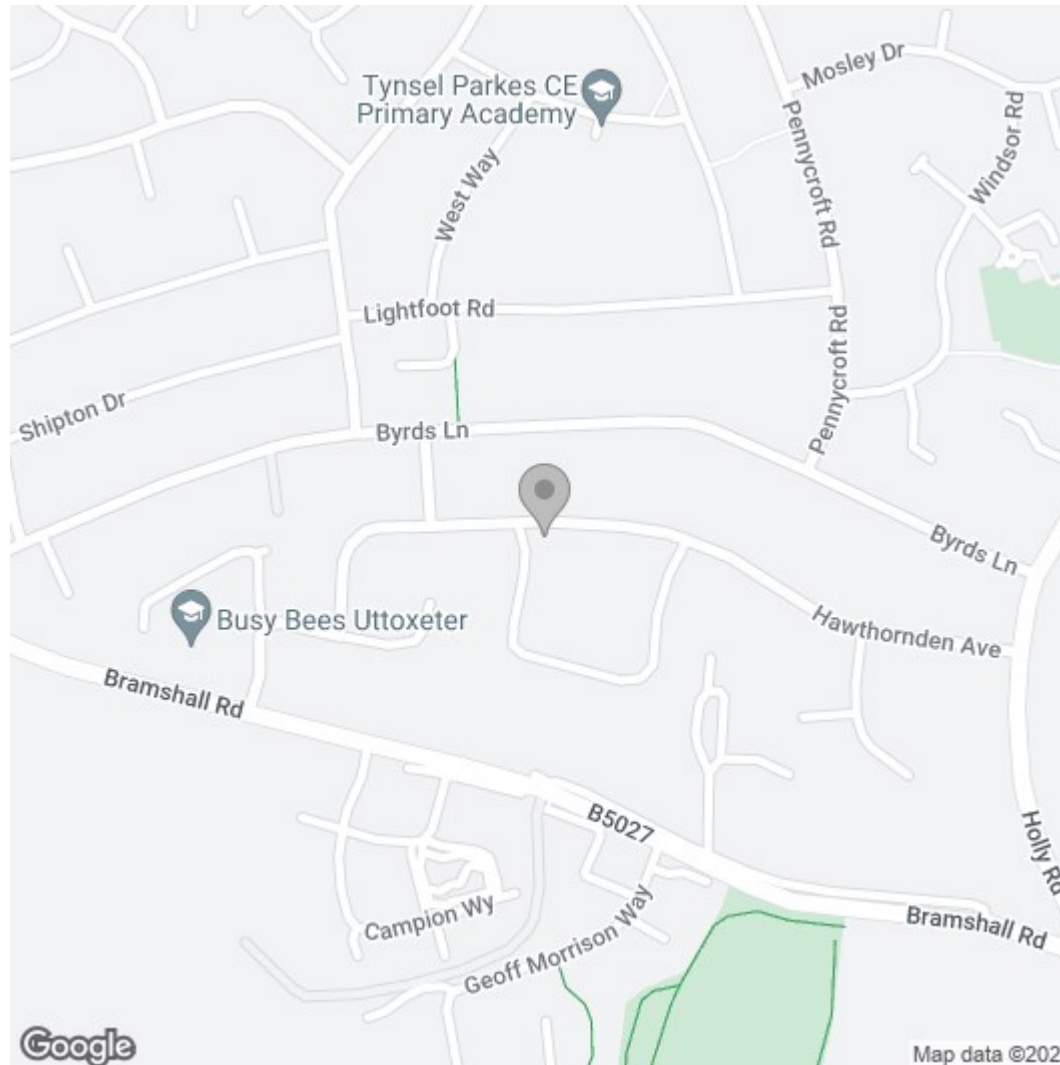
### Wet Room

With wet room flooring, frosted glazed window to the rear elevation, PVC panelling to shower wall coverings with electric shower over, low-level WC with button flush, pedestal wash hand basin with mixer tap and central heating radiator.



### Garage

With a up and over door to the front elevation and rear access door with window.



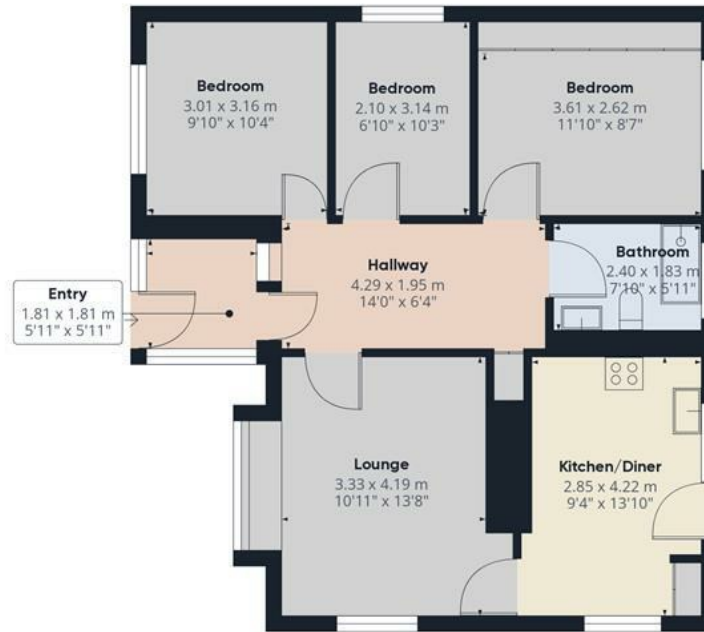












Floor 0 Building 1

Approximate total area<sup>(1)</sup>  
 94.74 m<sup>2</sup>  
 1019.82 ft<sup>2</sup>

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>66</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Floor 0 Building 2

(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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