



£290,000

3 Bedroom Semi-Detached Bungalow for sale
18 Hawthornden Gardens, Uttoxeter





Overview

A well-balanced, spacious and versatile home in a well established and sought-after area



Key Features

- Well-Balanced, Spacious & Versatile Home
- 3/4 Bedrooms
- Large Adjoining Conservatory
- Off-Road Parking for Several Vehicles
- Close to Excellent Local Amenities
- Large Plot
- Popular & Sought-After Location
- Separate Utility for Added Convenience
- Lots of Storage Solutions







Step inside this beautifully extended and thoughtfully remodelled bungalow, ideally positioned within one of Uttoxeter's most established and sought-after residential areas. Offering exceptional versatility, this impressive home can be configured as either a spacious three or four bedroom property, perfectly adapting to modern family living or those seeking flexible accommodation.

At the heart of the home is a welcoming lounge, complete with a feature fireplace, creating a warm and inviting space to relax. The well-appointed kitchen flows seamlessly into a practical utility area, while the stunning conservatory provides additional living/dining space bathed in natural light - ideal for entertaining or simply enjoying views of the generous rear garden.

The layout is cleverly designed to suit a range of lifestyles. The ground floor offers multiple rooms that can be used as bedrooms, a dining room, or home office, while the first floor has been transformed into an impressive principal suite with ensuite facilities, alongside an additional bedroom and family bathroom - perfect for guests or growing families.



Externally, the property continues to impress. A large driveway provides ample off-road parking and access to the garage, while the enclosed rear garden offers a wonderful space for outdoor living, with a mix of lawn and patio areas.

Combining space, flexibility, and a highly desirable location close to local amenities, schools, and transport links, this is a rare opportunity to acquire a home that truly adapts to your needs.

ADDITIONAL INFORMATION (Purchasers are advised to verify the details)

through their legal representative.)

Tenure: Freehold

Property Construction: Traditional

Parking: Private Driveway

Electricity Supply: Mains connected

Water Supply: Mains connected

Sewerage: Connected to mains drainage

Heating: Gas central heating

Conservation Area: No

Broadband: Superfast Fibre available (For confirmation of speed and availability, please refer to Ofcom's broadband checker.)

Mobile Signal Coverage: Good (Please check specific coverage through Ofcom's mobile checker.)

EPC rating: C

Council Tax rating: C

We are required by law to comply fully with The Money Laundering Regulations Act 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 Movebutler to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. A non-refundable compliance fee of £35 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.

Lounge

14' 7" x 10' 11" (4.45m x 3.35m)

Kitchen

10' 11" x 10' 0" (3.35m x 3.05m)

Conservatory

15' 1" x 12' 7" (4.60m x 3.85m)

Utility

14' 7" x 6' 6" (4.45m x 2.00m)

Inner Store

11' 7" x 6' 6" (3.55m x 2.00m)

Storage Room

11' 11" x 6' 6" (3.65m x 2.00m)

Bedroom 2

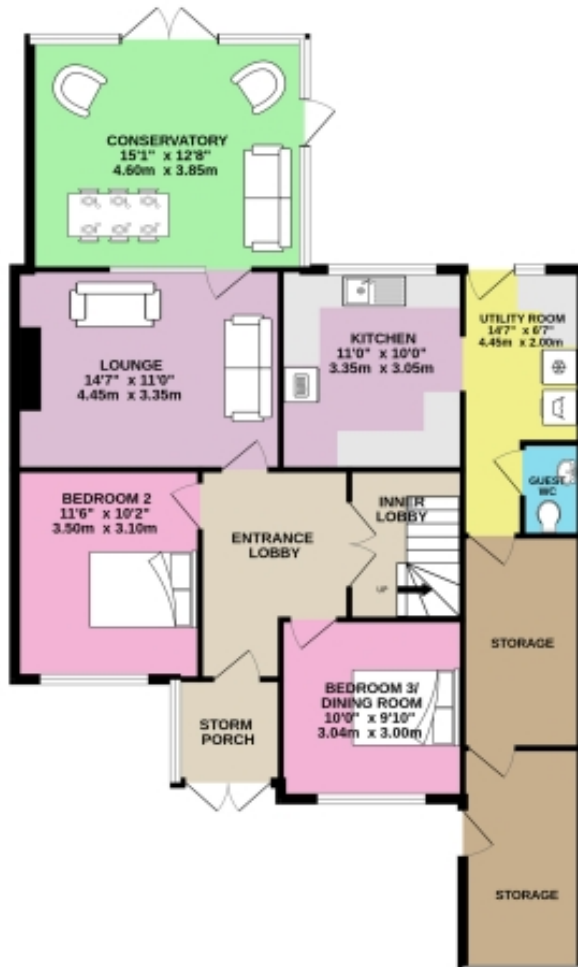
11' 5" x 10' 2" (3.50m x 3.10m)

Bedroom 3

10' 0" x 9' 10" (3.05m x 3.00m)

Floorplans

GROUND FLOOR
1086 sq.ft. (100.9 sq.m.) approx.



1ST FLOOR
531 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA : 1617 sq.ft. (150.2 sq.m.) approx.

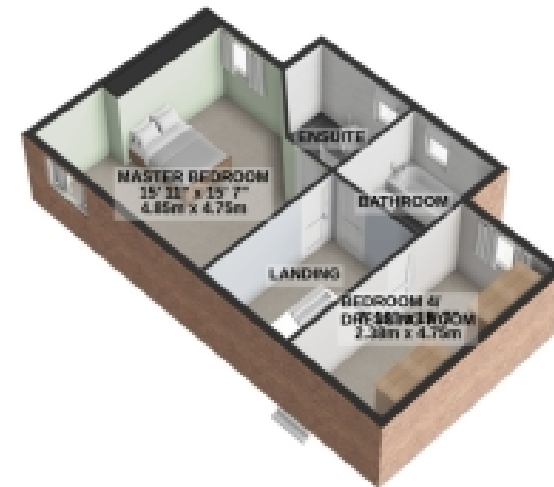
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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