



Hamilton Road, Burton-on-Trent



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Guide price £430,000



## Key Features

- Imposing Detached Family Home
- Four Bedrooms Plus Box Room
- Three Reception Rooms
- Wealth Of Original Features
- Well Regarded Position
- Mature Gardens To Front & Rear
- EPC rating F
- Freehold







Newton Fallowell are delighted to be able to offer for sale this imposing detached family home occupying a well regarded position on the fringe of Burton. With fabulous original features throughout the home will undoubtedly appeal to those wanting to restore a home in a sympathetic manner. The property enjoys rooms of lovely proportions and has three reception rooms, large kitchen, guest cloak room and utility room and on the first floor a landing leads to four well proportioned bedrooms, box room, bathroom and separate wc. Having mature gardens to the front and rear, driveway and garage.

#### Accommodation In Detail

#### Imposing Entrance Porch

having ornate timber work and entrance door leading to:

#### Lobby

having Minton tiling to floor and half obscure leaded and stain glazed entrance door leading through to:

#### Splendid Entrance Hall 5.47m x 2.09m (17'11" x 6'11")

having patterned original Minton tiling to floor, staircase rising to first floor with deco style newel posts and spindles, stepped moulded coving to ceiling, fitted smoke alarm and door leading to small cellar.

#### Front Sitting Room 4.86m extending to 5.75m x 4.26m

having walk-in bay window to front elevation with leaded stain glazed lights over, stepped moulded plaster coving to ceiling, fitted picture rail, deep skirtings, fitted wall light points and wonderful period fireplace with date inscription of 1683.

#### Rear Reception Room 4.28m x 3.95m (14'0" x 13'0")

having feature Adams style marble effect fireplace together with inset Living Flame gas fire, stepped moulded coving to ceiling, fitted picture rail, painted centre ceiling rose, Upvc double glazed French doors opening onto the rear patio with leaded stain glazed top light over and further leaded glazed light to rear.

#### Dining Room 4.18m x 3.62m (13'8" x 11'11")

having painted centre ceiling rose, window to front with leaded stain glazed top light over, stepped moulded coving to ceiling, fitted picture rail and feature fireplace with inset Living Flame gas fire surmounted on a slate hearth.

#### Kitchen 5.55m x 2.95m (18'2" x 9'8")

having two feature stain leaded glazed windows to side elevation, further glazed window overlooking the rear garden, good range of oak fronted base and eye level units with complementary rolled edged working surfaces, polycarbonate sink and draining unit, four ring electric hob with extractor over, built-in double oven, wall mounted gas heater, chimney breast with inset log burner and two full height storage cupboards with one containing large safe.

#### Guest Cloak Room

having vanity wash basin, low level wc and obscure glazed sash window to side elevation.

#### Utility Room 5.19m x 1.80m (17'0" x 5'11")

having range of fitted units, stainless steel sink with double drainer and quarry tiling to floor.

#### On The First Floor

#### Landing 5.93m (5'11")

having leaded stain glazed window to side elevation, full height storage cupboard and fitted picture rail.

#### Master Bedroom 4.30m x 4.82m (14'1" x 15'10")

having window to front elevation with leaded glazed top lights, two built-in pine double wardrobes and feature fireplace with cast iron backplate and mirrored over-mantle.

#### Bedroom Two 3.64m x 3.93m (11'11" x 12'11")

having glazed window with leaded glazed top lights, built-in storage cupboard and fitted picture rail.

#### Bedroom Three 3.96m x 4.28m (13'0" x 14'0")

having feature slate fireplace with ornate cast iron inset together with tiled reliefs, full height storage cupboard, two built-in wardrobes, fitted picture rail and sash window providing fabulous views over the rear garden.







**Bedroom Four/Dressing Room 3.94m x 2.04m (12'11" x 6'8")**

having sash window overlooking the rear garden and two double built-in wardrobes.

**Box Room 2.10m x 2.00m (6'11" x 6'7")**

having sash window to side elevation and access to loft space.

**Bathroom**

having suite comprising panelled bath, pedestal wash basin, airing cupboard incorporating lagged hot water cylinder, obscure double glazed window to rear elevation and fitted electric filament heater.

**Separate WC**

having low level wc and obscure sash window to side elevation.

**Outside**

To the front of the property is a good sized fore garden with rose beds and lawns, an adjacent driveway leads to a large detached brick built garage. To the rear is a block paved area with steps leading up to a large paved seating area, beyond which lies a good sized lawn and further mature garden beyond.

**Garage**

having up and over door, electric light and power.

**Services**

All mains services are believed to be connected to the property.

**Measurement**

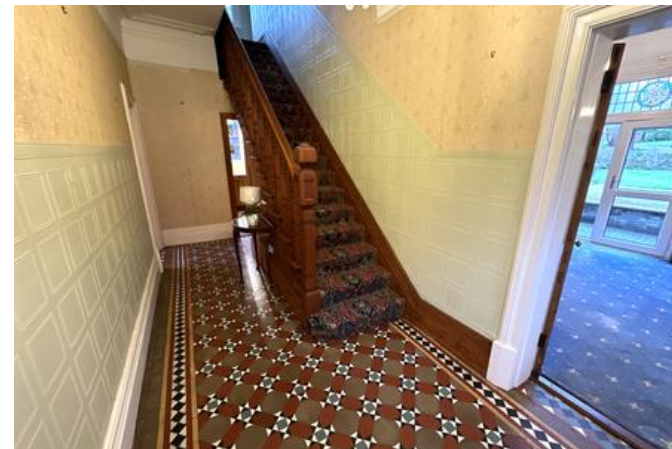
The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

**Tenure**

Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

**Note**

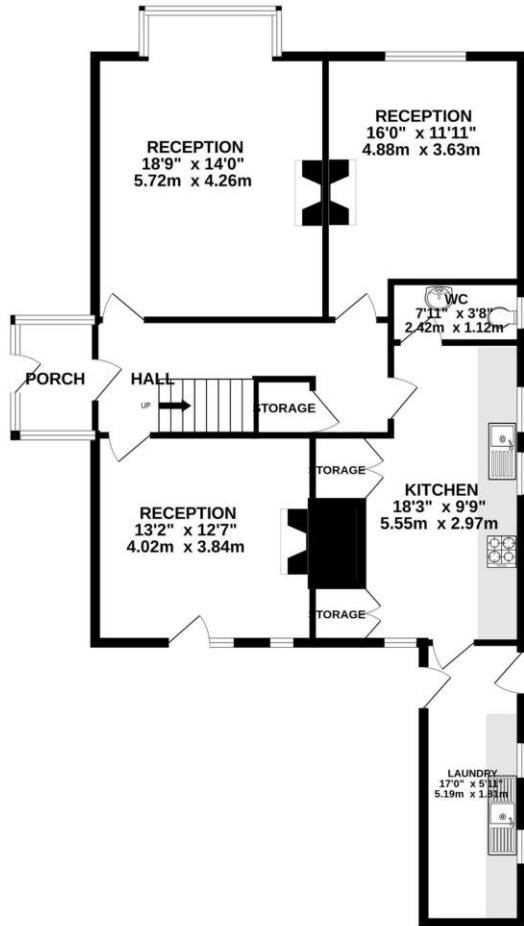
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.



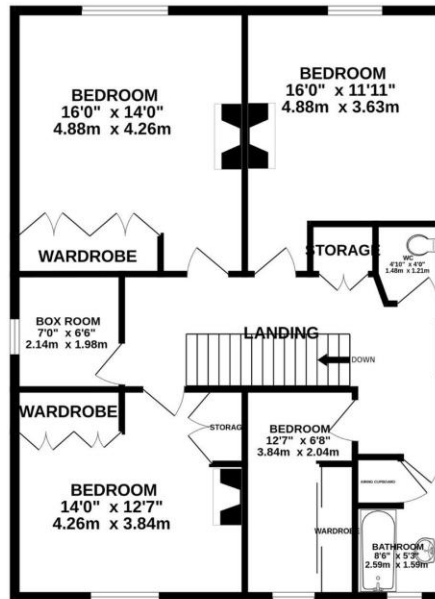




GROUND FLOOR  
1045 sq.ft. (97.1 sq.m.) approx.



1ST FLOOR  
903 sq.ft. (83.9 sq.m.) approx.



TOTAL FLOOR AREA: 1948 sq.ft. (181.0 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		73
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	34	
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address:  
3 Hamilton Drive

