

3 Hamilton Drive
Swadlincote, DE11 7NS
£259,000

lizmilsom
properties

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***** LIZ MILSOM PROPERTIES ***** are delighted to bring to the market Hamilton Drive. A spacious and well-maintained TWO DOUBLE BEDROOM DETACHED BUNGALOW, ideally positioned close to Swadlincote town centre and offered with NO UPWARD CHAIN This attractive home benefits from generous living accommodation including, a spacious kitchen breakfast diner, Generously sized lounge, two fantastic double bedrooms, family bathroom, detached garage, ample OFF ROAD PARKING, and a private low-maintenance rear garden. Perfect for downsizers, retirees, or buyers seeking comfortable single-level living, the property offers both practicality and convenience in a highly desirable quiet setting in Swadlincote.

- Spacious two double bedroom detached bungalow Offered for sale with no upward chain
- Generous lounge with feature fireplace and walk-in bay window
- Spacious kitchen breakfast diner
- Two Double bedrooms
- Family Bathroom
- Private, low-maintenance rear garden with patio, lawn, and established shrubs
- Detached garage with electric door, light, power, and side access
- Tandem driveway providing ample off-road parking
- Ideally situated close to everyday amenities & Swadlincote Town Centre
- EPC: TBC / TAX BAND: C







Location
Hamilton Drive, is located in the popular area of Swadlincote, within South Derbyshire in the East Midlands. Situated in a quiet position, the property benefits from fantastic access to local amenities. The area is conveniently positioned close to Swadlincote town centre, offering a range of shops, supermarkets, schools, healthcare services, and leisure facilities. Nearby transport links provide easy access to Burton upon Trent, Derby, and the A38, making it suitable for both local commuting and wider regional travel. The location is also close to local bus routes, with Burton-on-Trent railway station approximately 4.3 miles away, providing further connectivity. Overall, Hamilton Drive offers a peaceful setting with strong convenience for families and professionals alike.

Overview
This spacious two double bedroom detached bungalow is offered to the market with no upward chain and presents an excellent opportunity for downsizers or those seeking comfortable single-level living in a convenient location close to Swadlincote town centre.

To the front, the property enjoys an attractive walled boundary with a well-maintained lawned fore garden, complemented by established shrubs and hedges creating a pleasant approach. A block paved pathway leads to the front entrance, while a side gate provides access to the rear garden. A concrete tandem driveway offers ample off-road parking and leads to the detached garage, which benefits from an electric door, light, power, and a convenient side access door.

Upon entering, you are welcomed by a wide and inviting entrance hallway with doors leading to all accommodation. The loft hatch is also located here, with the loft space being fully boarded for excellent additional storage.

The spacious lounge is positioned to the front of the home and features a fantastic walk-in bay window, allowing an abundance of natural light and pleasant views over the front aspect. The room also benefits from carpeted flooring, ample space for freestanding furniture, a feature electric fireplace, wall lights, centre light point, and TV point.

To the rear, the kitchen breakfast diner offers an excellent range of cream wall and floor mounted units providing ample storage, complemented by practical worktops. Integrated appliances include an electric oven, hob, and extractor hood, while an inset drainer sink sits beneath a side-facing window. The kitchen also houses the boiler and opens through an archway to a useful pantry/utility area, offering further plumbing and appliance space, along with a window overlooking the rear garden. Tiled flooring and part tiled walls complete the space. A door leads to the inner porch, providing access to both the side driveway and rear garden.

Bedroom One is a generously sized double bedroom situated to the front of the property, featuring carpeted flooring, a further walk-in bay window allowing plenty of natural light, ample space for freestanding furniture, and a centre light point.

Bedroom Two is another spacious double bedroom located to the rear, enjoying views over the delightful garden. With carpeted flooring, centre light point, and plenty of room for freestanding furniture, this room offers a bright and peaceful retreat.

The family bathroom completes the accommodation and is fitted with a white three-piece suite comprising a panelled bath with electric shower over, low-level WC, and closed closet sink. Attractive tiled flooring and fully tiled walls enhance the room, alongside an airing cupboard and opaque rear-facing window.

Outside, the rear garden is both private and manageable, designed for low maintenance living with a patio seating area, lawned section, and raised beds filled with established shrubs. Walled and fenced boundaries provide excellent privacy and security.

Overall, this well-presented detached bungalow offers spacious and practical accommodation, low-maintenance outdoor space, and a highly convenient location—making it an ideal choice for downsizers, retirees, or anyone looking for easy single-storey living, all with the added benefit of no upward chain.

Viewing Strictly Through Liz Milsom Properties
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9.00 am - 5.00 pm Friday
9.00 am – 2.00 pm Saturday
Closed - Sunday

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Tenure
Freehold - with vacant possession on completion. Liz Milsom Properties Limited recommend that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.

Measurements
Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.

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Making An Offer
As part of our dedicated service to our Sellers, we ensure that all potential buyers are in a position to proceed with any offer they make and therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their mortgage for the purchase. We work closely with the Mortgage Advice Bureau who can offer Independent Financial Advice, helping you secure the best possible deal and potentially save you money. NB If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order for Liz Milsom Properties to present your offer in the best possible light to our clients.

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Disclaimer
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

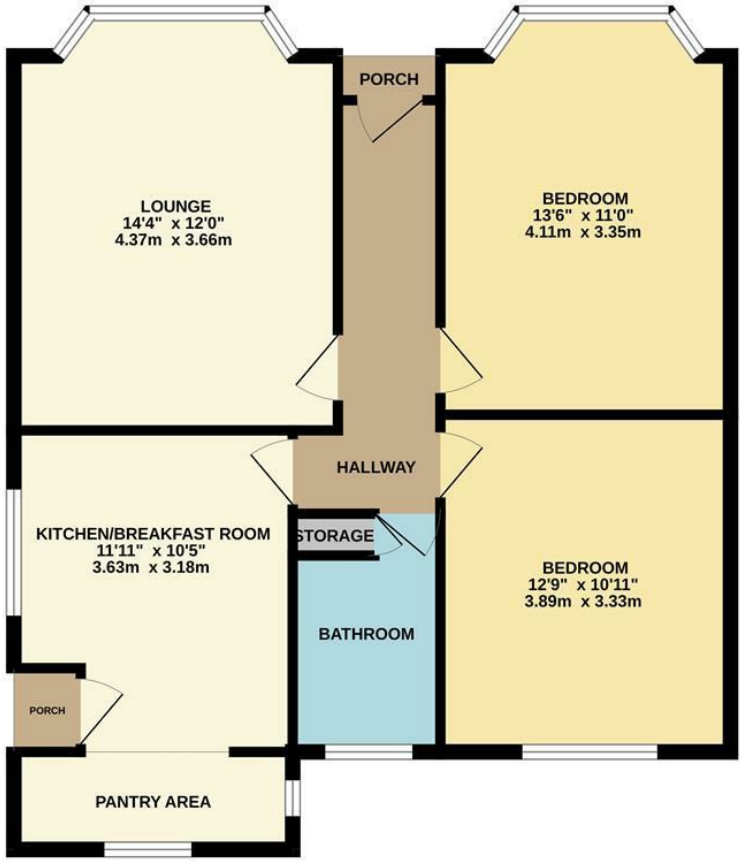

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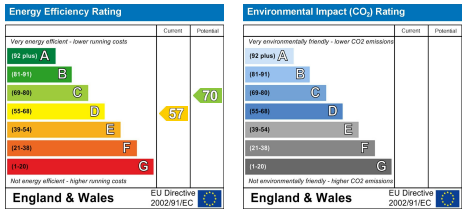
GROUND FLOOR
773 sq.ft. (71.9 sq.m.) approx.



TOTAL FLOOR AREA : 773 sq.ft. (71.9 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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Directions



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COUNCIL TAX

Band: C
The vendor informs us that the property is Freehold, however we have not inspected the title deeds. We would advise you consult your own solicitor to verify the tenure.



THE TEAM
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