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## Hamilton Way, £365,000

- Available with No Onward Chain
- Stylish ground floor living space
- Feature garage conversion
- Lawned garden to rear
- Driveway Parking
- EPC Rating: C



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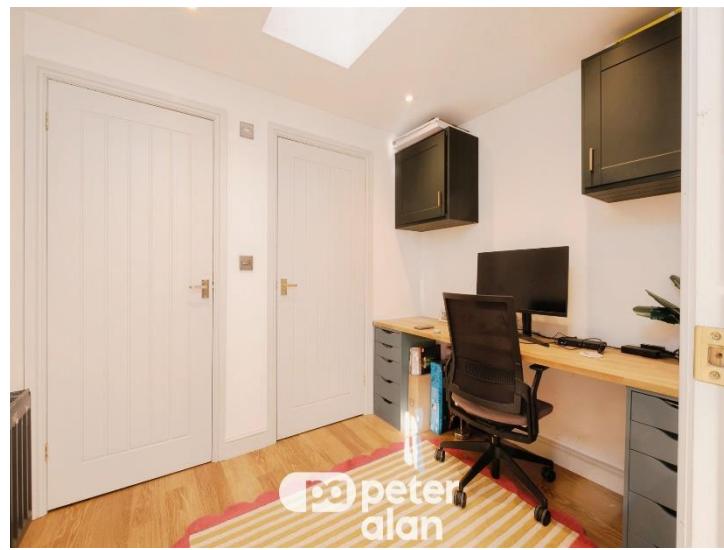


## About the property

Desirable cul-de-sac setting, on the edge of Town. Updated interior offering superb open plan high specification Kitchen with Dining/Living area with bi-fold doors leading out to terrace and rear garden. Converted garage to provide, useful Study, Cloakroom and Utility Area.

The accommodation offers the following features; with particular emphasis on a superbly re-configured ground floor, to provide an updated easy modern living arrangement, with spacious Inner Hallway, Sitting Room facing the front of the property, wood effect flooring, flowing though into the contemporary style Dining and Living Area, with focus on the three wide panel bi-folding doors which open out onto the paved terrace, and beyond to the lawned area. The open plan room extends through to the beautifully upgraded fitted Kitchen, which comprises; range of base and wall units, with deep pan soft closing drawers, work surface with breakfast bar, ceramic hob with fan above, eye level double oven, integrated dishwasher, fridge/freezer. Window to side and rear, plus roof light, creating interest. Door through to Study/child's playroom, door to Cloakroom, plus there is an additional useful area created to offer Utility store, with space for appliances, (part of the former garage, still provides a garden store area). The First Floor offers, main Bathroom, three Bedrooms, (principal with an Ensuite Shower Room). Outside there is driveway parking to the front, with further private lawned garden. Leading around the side to the sizeable rear lawned garden, enclosed by fencing and mixed shrub borders.





## Accommodation

### Front Porch

### Inner Hall

### Sitting Room

14' 1" max x 12' max (4.29m max x 3.66m max)

### Dining/Living Area

15' 5" x 9' 8" (4.70m x 2.95m)

### Kitchen

13' 2" x 8' 4" (4.01m x 2.54m)

### Study Area

9' 2" x 5' (2.79m x 1.52m)

### Cloakroom

### Utility Area

### On The First Floor

#### Bedroom 1

9' 8" x 8' 7" (2.95m x 2.62m)

#### Ensuite Shower Room

#### Bedroom 2

9' 3" x 8' 11" (2.82m x 2.72m)

#### Bedroom 3

8' 11" x 6' (2.72m x 1.83m)

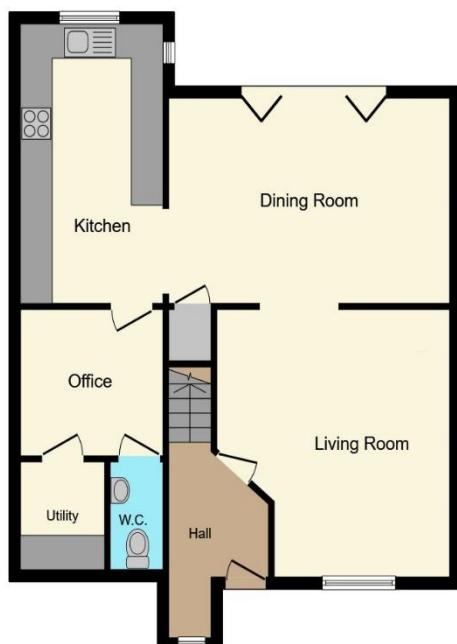
### Bathroom

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## Floorplan



Ground Floor



First Floor

Total floor area 115.8 m<sup>2</sup> (1,246 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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