



FOLLWELLS

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3 Hamilton Court, Clayton - ST5 4DN  
£199,000

- Peaceful Location
- Completely Private Plot
- Convenient Access
- Off-road Parking
- Two Double Bedrooms
- Ideal for Downsizing

Set within a peaceful and low-traffic enclave, this charming semi detached bungalow offers exceptional privacy and a wonderfully calm setting. The property is tucked away from passing noise yet remains conveniently close to local amenities and major transport links, making it an ideal choice for those seeking a quieter lifestyle without sacrificing everyday convenience. The bungalow is completely private and not overlooked, with mature planting and thoughtful landscaping ensuring a sense of seclusion throughout. Off-road driveway parking and a single garage provide secure, practical space for vehicles, storage, or a workshop.

On entering through the storm porch and double-glazed door, you step into a welcoming entrance hall. To the right lies the kitchen, fitted with a range of wall and floor-mounted units and arranged for easy, efficient use. From here, the home opens into a generous lounge and dining area, an open-plan space filled with natural light. Floor-to-ceiling windows and a glazed door frame views of the patio and garden, creating a lovely connection to the outdoors and enhancing the sense of calm that defines the property.

An inner hallway leads to the airing cupboard, which houses the boiler and provides useful storage, and continues to the wet room. Designed for practicality, the wet room includes an electric shower, WC, sink, and an additional storage cupboard. Both bedrooms are good-sized doubles, each with built-in storage and a peaceful outlook, making them comfortable and inviting spaces.





Outside, the garden has been thoughtfully designed for low-maintenance enjoyment. From the lounge, you step straight onto a tidy, inviting patio. Steps lead to a further seating terrace, offering an additional spot for outdoor dining or quiet reading. A garden path provides access around the entire property, and the mature planting has been arranged to ensure complete privacy. A garden shed offers extra storage, while the single garage provides further space suitable for storage, utility use, or a workshop. In addition, a communal garden area is available for use by this and neighbouring bungalows, adding a gentle sense of community while preserving the property's private feel.

Overall, this bungalow offers a wonderfully peaceful lifestyle in a beautifully private setting. Its layout, location, and ease of maintenance make it an excellent choice for downsizing or for those seeking a comfortable and secure retirement home.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C



