





Occupying a generous plot within the sought-after Hamilton Fields on the edge of Burton-on-Trent, this three-bedroom detached bungalow offers spacious single-storey accommodation with excellent potential for a purchaser to modernise and create a home tailored to their own taste. Benefitting from a driveway, double garage and an enclosed rear garden, the property provides a well-balanced layout including three bedrooms, a spacious lounge/diner, fitted kitchen, shower room and separate bathroom.



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Accommodation

A stepped approach leads to the front entrance door, opening into the welcoming hallway. Positioned to the front of the property are two bedrooms, with the front bedroom enjoying a bay window overlooking the driveway, whilst the second bedroom benefits from fitted wardrobes and a window to the rear. The principal bedroom is located further along the hallway and features a window to the side elevation.

The hallway continues to a shower room fitted with a shower cubicle and wash hand basin, together with a separate bathroom comprising a three-piece suite and side-facing window.

The fitted kitchen offers a range of matching wall and base units incorporating a gas hob, sink unit, side-facing window and a door providing access to the outside.

Completing the accommodation is the spacious lounge/diner, centred around a fireplace and enjoying two rear-facing windows together with a door opening directly onto the patio and rear garden.

Whilst well maintained, the property would now benefit from a programme of modernisation, presenting an excellent opportunity for buyers to update and personalise the accommodation to suit their own requirements.

Outside



To the front, the property is approached via a tarmacadam driveway leading to the double garage, complemented by a lawned frontage and steps rising to the entrance.

The enclosed rear garden features a patio seating area together with a laid lawn, all enclosed by a combination of brick walling and timber fencing.

Location

Hamilton Fields is a well-established residential location







within Burton-on-Trent, offering convenient access to a range of everyday amenities, supermarkets and transport links. The area also provides easy access to the town centre and surrounding road networks, making it well placed for both local travel and commuting.











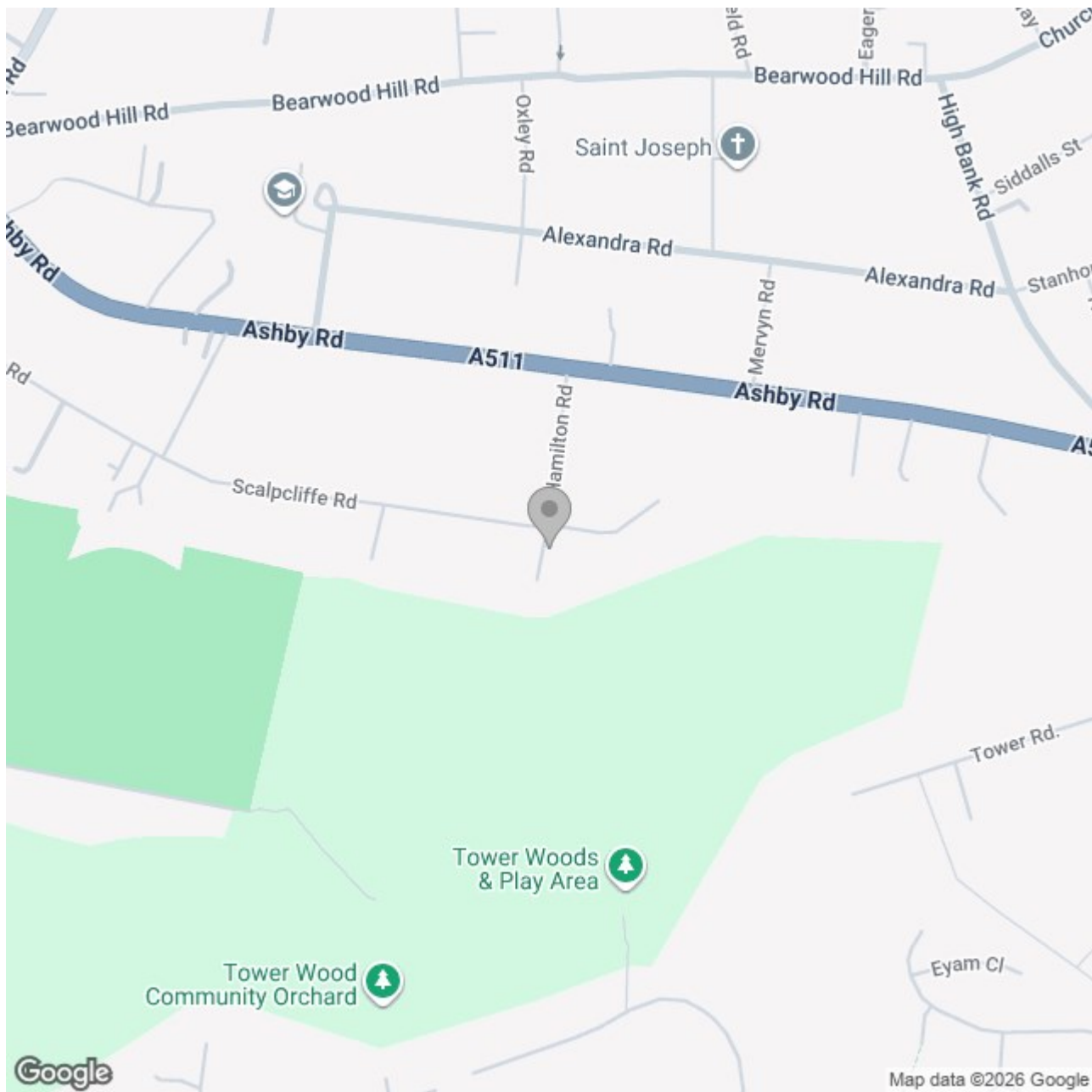
Approximate total area⁽¹⁾
119.5 m²
1286 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 