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Hamilton Road, Staffordshire, DEI5 0LN

Asking Price £550,000

https://www.abodemidlands.co.uk

An impressive five-bedroom detached home on Hamilton Road, Burton-on-Trent, offering generously proportioned accommodation arranged across three floors. Highlights include two separate reception rooms, a substantial kitchen diner, a principal bedroom suite with dressing room, three bath or shower rooms, a utility room, an enclosed rear garden and a detached double garage.

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Accomodation

The front door opens into a welcoming hallway with wood flooring, a staircase rising to the first floor and access to the principal ground-floor rooms.

Positioned at the front of the house, the living room is a comfortable separate reception space. Its bay window, fitted shutters and wood flooring create a bright yet inviting setting.

The kitchen diner forms the heart of the home. It is fitted with an extensive range of white cabinets, work surfaces, integrated ovens and a central cooking island with breakfast-bar seating. There is ample room for a full-size dining table, making this a practical space for everyday family life and entertaining.

A short set of steps connects the kitchen diner with the spacious rear sitting room. This light-filled reception room features wood flooring and wide bi-folding doors opening directly onto the garden, creating an excellent connection between the indoor and outdoor spaces.

The ground floor is completed by a separate utility room with fitted storage and laundry space, together with a convenient WC.

The first floor includes an attractive principal bedroom suite comprising the main bedroom, a dedicated dressing room with extensive fitted wardrobes and an en-suite shower room. Two further bedrooms are also located on this floor and are served by a separate family bathroom.

The second floor provides two additional bedrooms and another bathroom. Providing flexible accommodation suitable for family members, guests or home-working.

Outside, the enclosed rear garden combines a lawn with paved seating areas and established boundary planting. The bi-folding doors from the sitting room open onto the terrace, while a paved path leads along the side of the garden.

A driveway runs beside the house and provides access to

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the detached double garage.

This is a substantial and highly versatile family home, combining five-bedroom accommodation with a well-appointed principal suite, generous reception space, practical utility facilities, an enclosed garden and a detached double garage.

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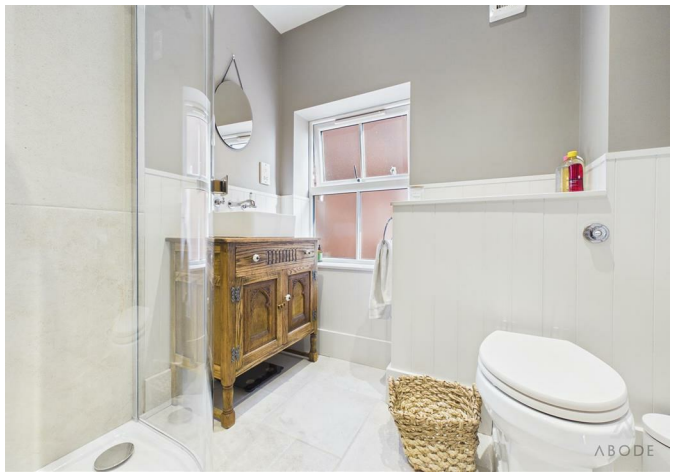
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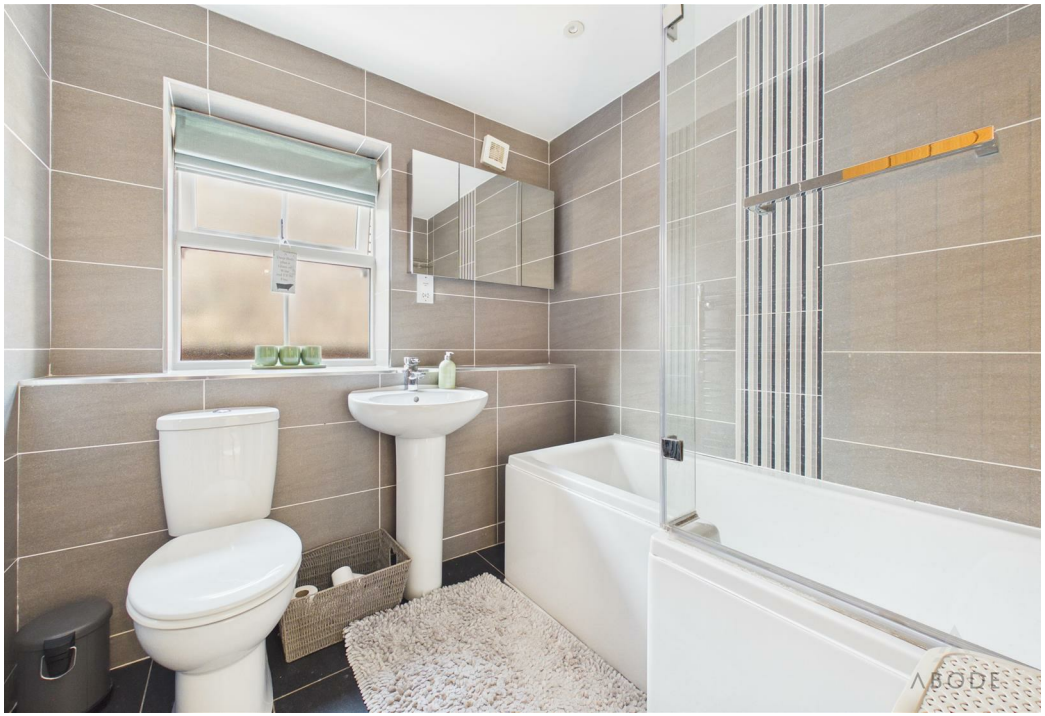
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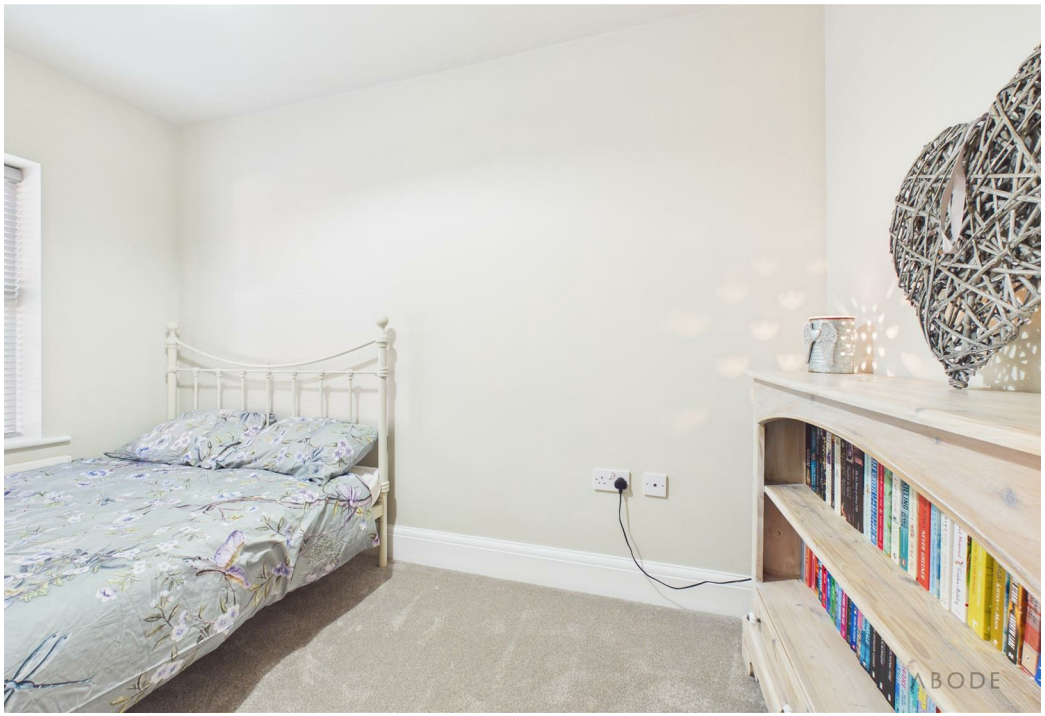
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Floor 0 Building 1

Floor 1 Building 1

Floor 2 Building 1

Floor 0 Building 2

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Approximate total area(1)

216.8 m²

2337 ft²

Reduced headroom

2 m²

21 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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

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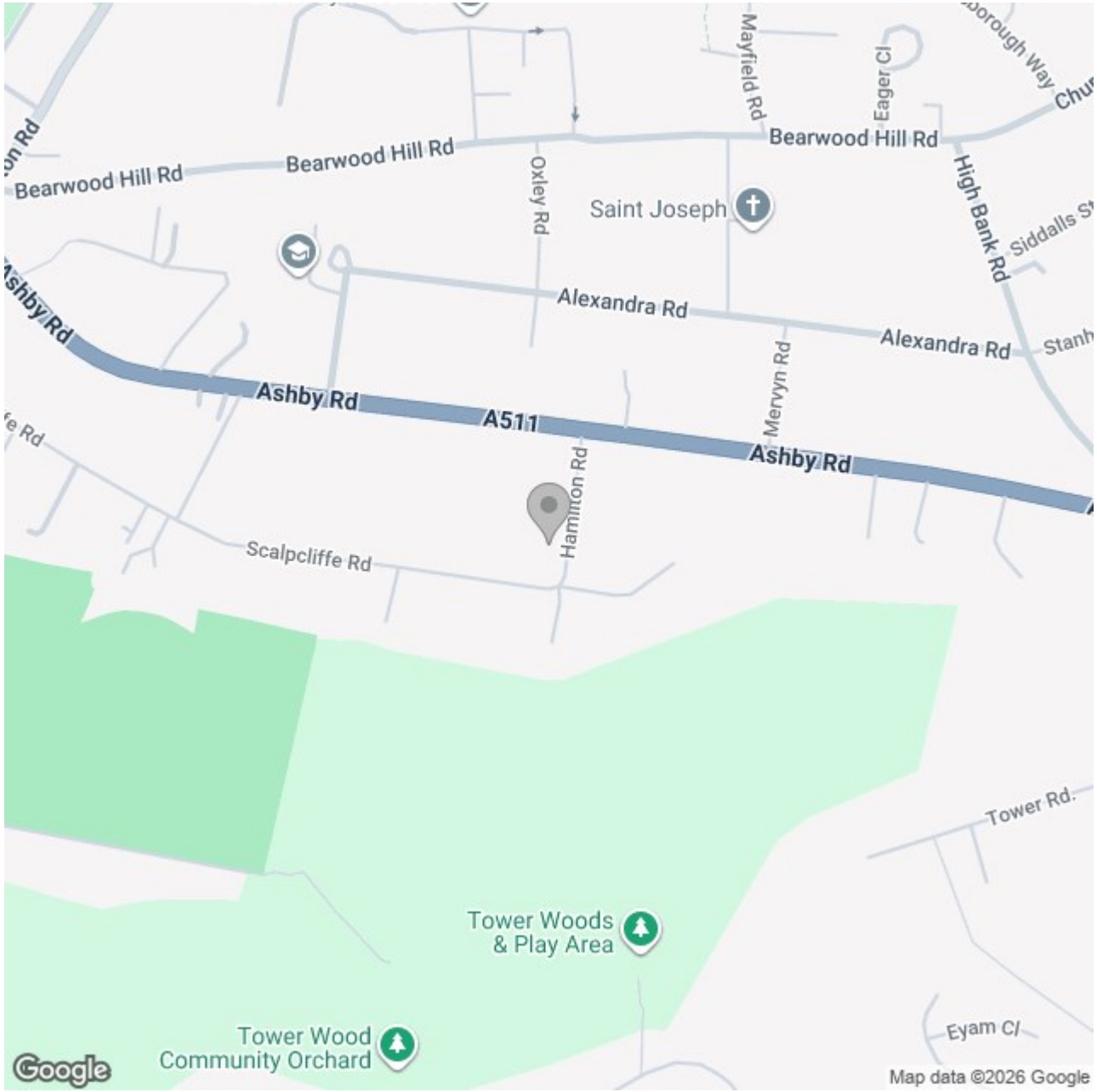

Energy Efficiency Rating

	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

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