





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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Accommodation

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





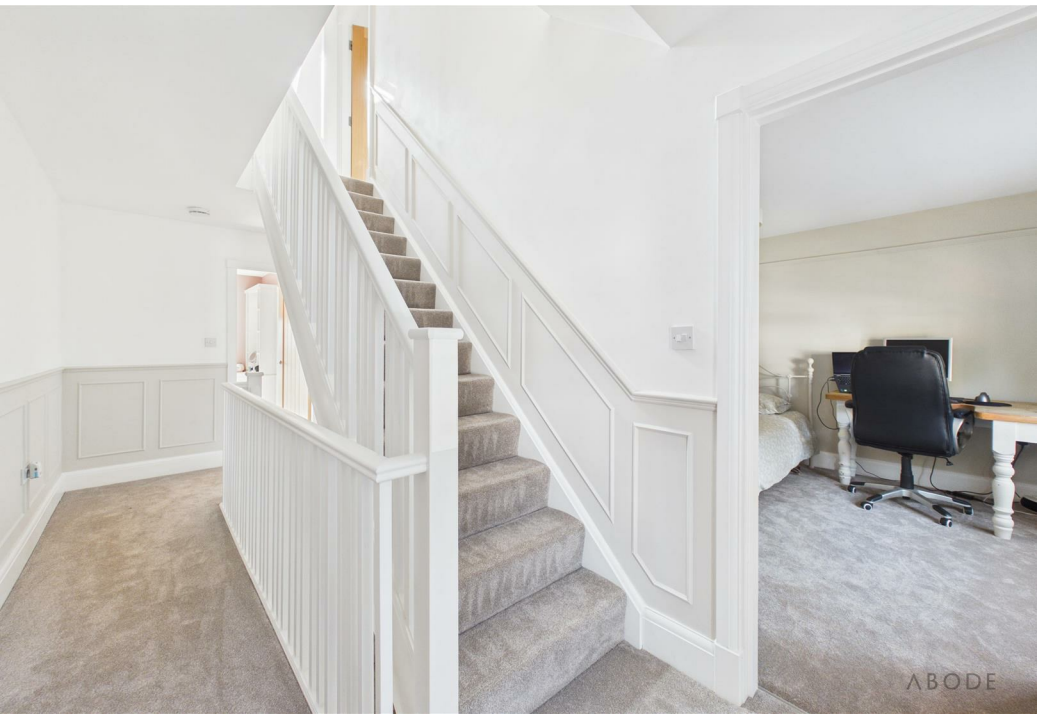


the detached double garage.

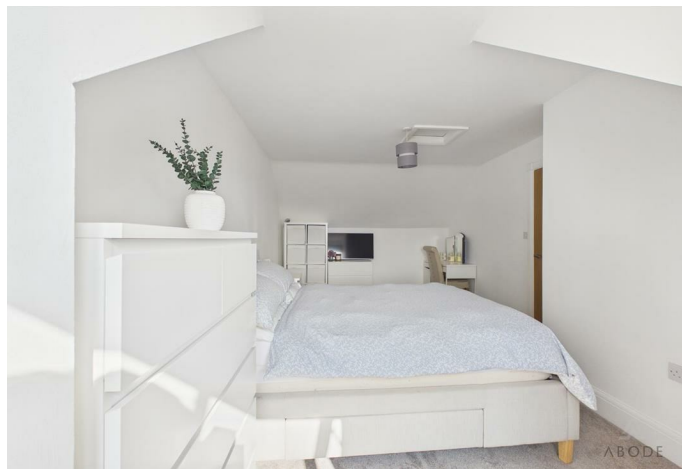
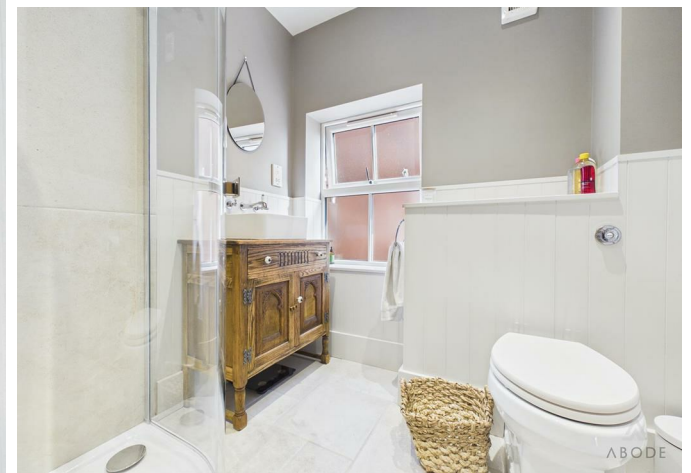
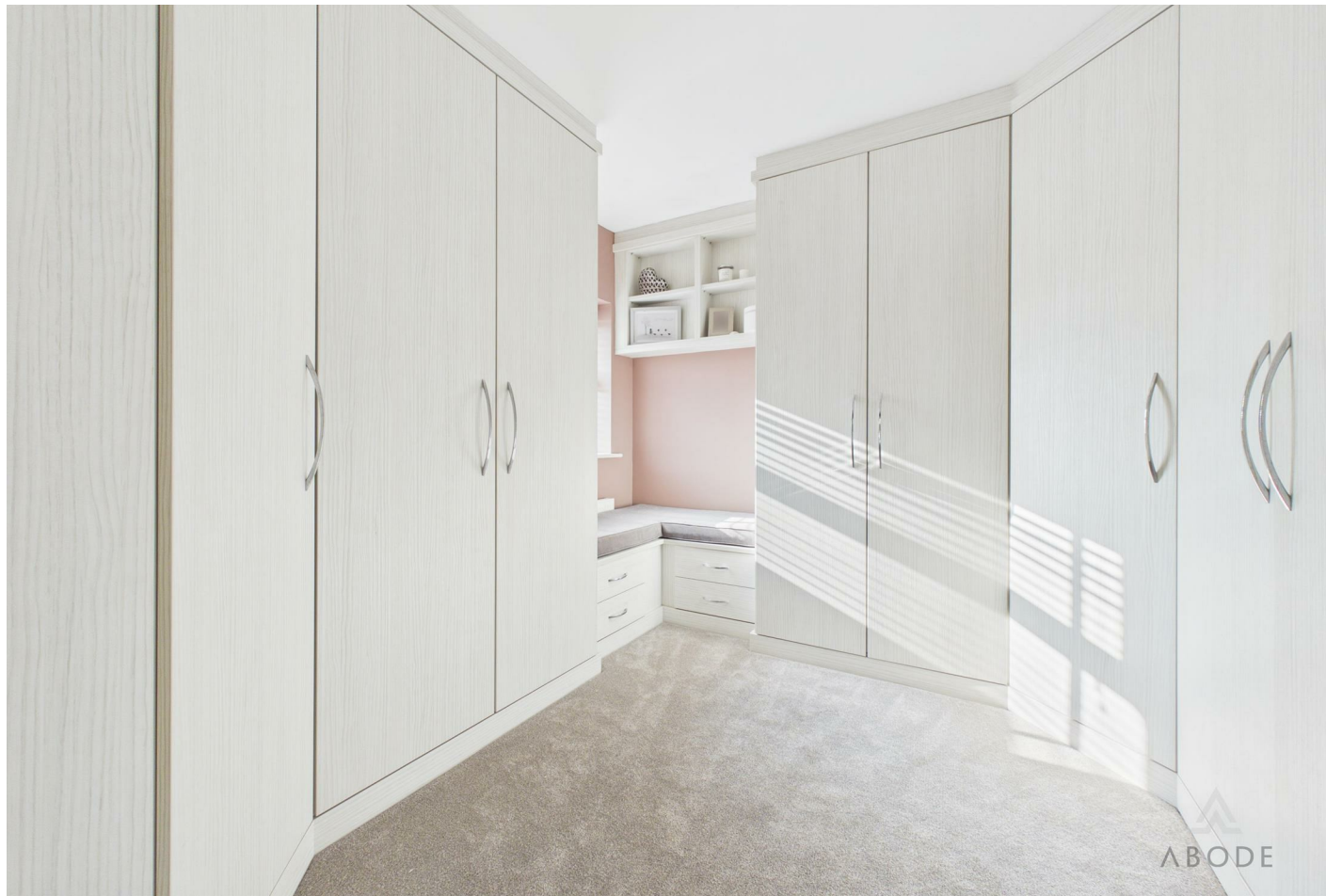
This is a substantial and highly versatile family home, combining five-bedroom accommodation with a well-appointed principal suite, generous reception space, practical utility facilities, an enclosed garden and a detached double garage.















Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

216.8 m²

2337 ft²

Reduced headroom

2 m²

21 ft²

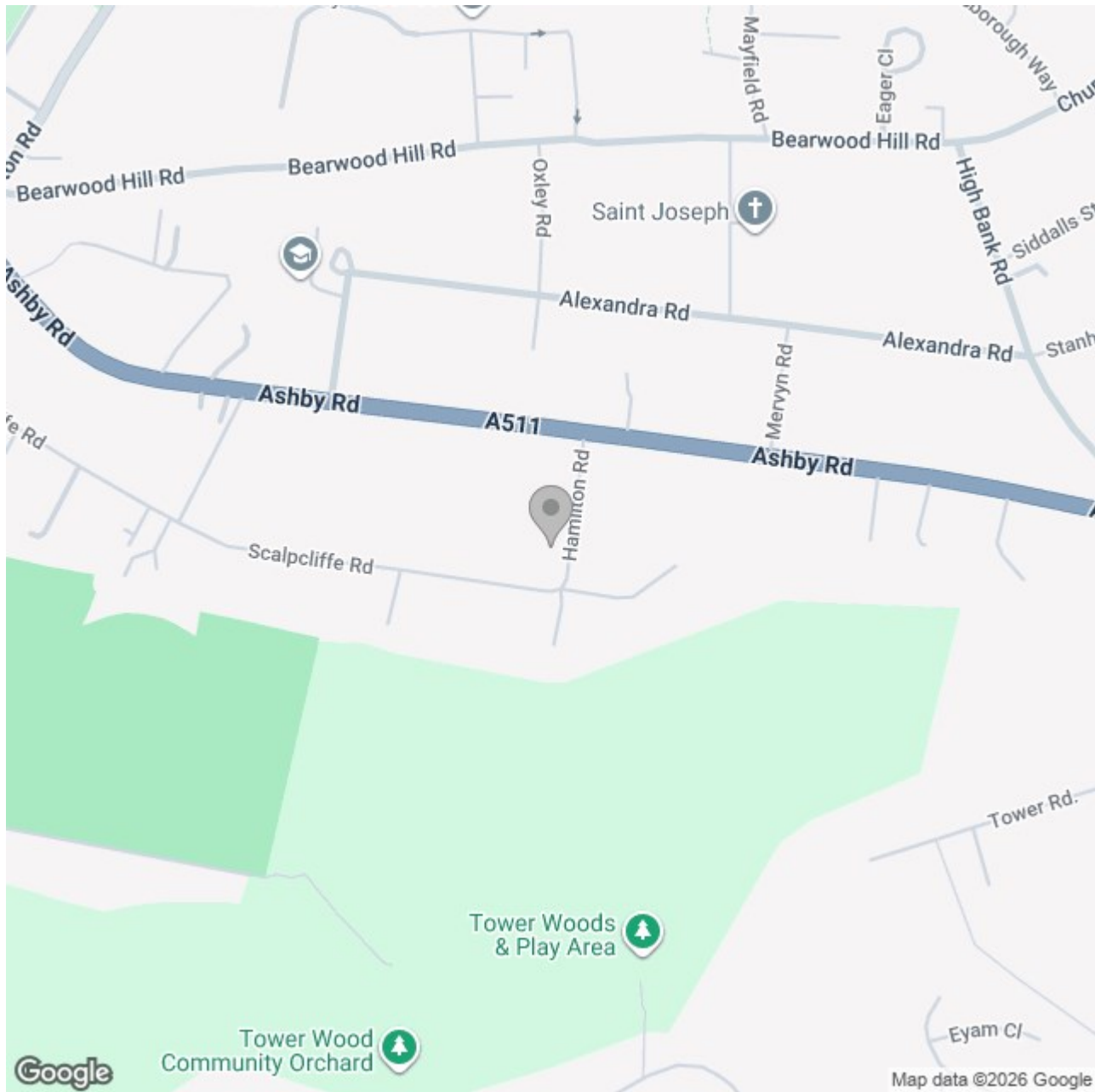
(1) Excluding balconies and terraces

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.

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 		