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**1 Hamilton Drive
Swadlincote, DE11 7NS
£460,000**

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**** LIZ MILSOM PROPERTIES **** are delighted to bring to the market this immaculately presented and deceptively spacious DETACHED BUNGALOW on a generous corner plot position. Offering versatile accommodation throughout including a stunning Dining Kitchen with island, spacious dual aspect Lounge, Snug/Study, THREE DOUBLE Bedrooms, Ensuite Bathroom and separate Shower Room. Externally the property benefits from beautifully maintained gardens, extensive OFF ROAD PARKING, DOUBLE GARAGE with electric doors and separate Utility Room. A fantastic home with further loft potential (subject to permissions) — early viewing is highly recommended - EPC Rating "C"/Council Tax Band "C".....

- DETACHED BUNGALOW - large corner plot
- Dual aspect Lounge
- Integrated appliances throughout
- Second DOUBLE Bedroom and Shower Room
- Large driveway and DOUBLE GARAGE
- Spacious Reception Hallway
- Modern Dining Kitchen with Island
- Principal Bedroom with Ensuite Bathroom
- First floor DOUBLE Bedroom with loft potential
- Established gardens and separate Utility Room



Location

Hamilton Drive, is located in the popular area of Swadlincote, within South Derbyshire in the East Midlands. Situated in a quiet position, the property benefits from fantastic access to local amenities. The area is conveniently positioned close to Swadlincote town centre, offering a range of shops, supermarkets, schools, healthcare services, and leisure facilities. Nearby transport links provide easy access to Burton upon Trent, Derby, and the A38, making it suitable for both local commuting and wider regional travel. The location is also close to local bus routes, with Burton-on-Trent railway station approximately 4.3 miles away, providing further connectivity. Overall, Hamilton Drive offers a peaceful setting with strong convenience for families and professionals alike.

Overview - Ground Floor

Occupying a generous 360-degree corner plot, this impressive home sits well back from the road, offering an excellent degree of privacy alongside an attractive frontage. The bright and welcoming Reception Hallway immediately sets the tone for the accommodation, with an abundance of natural light, stylish tiled flooring and all principal ground floor rooms leading off.

The spacious Lounge is a beautifully presented reception room, enjoying dual aspect windows including a walk-in bay to the front elevation and an additional side window, creating a light and airy atmosphere. Featuring a contemporary wall mounted electric fire, TV point, radiator and carpeted flooring, this is the perfect space for relaxing and entertaining alike.

Without doubt, the heart of the home is the stunning Breakfast Kitchen, a superbly proportioned room designed with both family living and entertaining in mind. Flooded with natural light from multiple windows, patio doors to the rear and a side service door, the kitchen is fitted with an extensive range of modern cream wall and floor mounted units complemented by integrated appliances including a double oven, fridge freezer, dishwasher, induction hob and extractor hood. A central island provides additional workspace and informal seating, whilst spot lighting and tiled flooring complete this impressive space.

The Principal Bedroom is conveniently positioned on the ground floor and offers a spacious double layout with fitted mirrored wardrobes, rear facing window, carpeted flooring and direct access to the modern Ensuite Bathroom. The ensuite comprises a contemporary three-piece suite including a panelled bath with mains shower over, wash hand basin and low level WC.

Bedroom Two is another generously sized double bedroom overlooking the rear elevation, benefiting from fitted wardrobes, carpeted flooring, radiator and centre light point. Serving guests and additional ground floor accommodation is a stylish separate Shower Room fitted with a modern three-piece suite including mains shower, concealed cistern WC and vanity wash hand basin.

Completing the ground floor is the versatile Study/Snug, positioned to the front elevation and ideal for those working from home or seeking a quiet reading space. This cosy room features carpeted flooring, radiator, centre light point and stairs rising to the first floor accommodation.

Overview - First Floor

To the first floor, the property continues to impress with a further fantastic sized DOUBLE Bedroom, enjoying a window to the side elevation, carpeted flooring, radiator and centre light point, creating a bright and comfortable space ideal for guests or additional family accommodation.

Also located on this floor is a substantial fully boarded loft space offering

excellent versatility and exciting potential for further development. Subject to the relevant planning permissions and building regulations, this area could easily be transformed into an impressive additional suite incorporating a dressing area and private ensuite facilities, further enhancing the already spacious accommodation on offer.

Reception Hallway

20'8" x 14'0" (6.30m x 4.29m)

Lounge

15'2" x 15'0" (4.64m x 4.58m)

Spacious Kitchen/Diner

21'0" x 15'5" (6.42m x 4.70m)

Bedroom One

13'3" x 11'0" (4.04m x 3.36m)

Ensuite Bathroom

6'4" x 6'3" (1.94m x 1.93m)

Bedroom Two

13'0" x 10'11" (3.97m x 3.35m)

Separate Shower Room

6'5" x 5'9" (1.97m x 1.77m)

Study/Snug

10'2" x 8'10" (3.11m x 2.71m)

Stairs to First Floor & Landing

Bedroom Three

15'9" x 12'3" (4.82m x 3.74m)

Outside - Overview

Externally, the property has been exceptionally well maintained and occupies an impressive corner plot with beautifully tended gardens surrounding the home. To the front, a substantial block paved driveway provides ample off road parking for several vehicles and in turn leads to the DOUBLE GARAGE, fitted with electric up-and-over doors together with light and power supply.

The established grounds are a particular feature of the property, with extensive lawned areas, mature planting and dedicated planter beds that will undoubtedly appeal to keen gardeners. Side gated access leads through to the private rear garden and patio seating area, ideal for outdoor entertaining and enjoying the surrounding gardens. The shed and Summer House are available by separate negotiation.

Positioned to the rear of the garage is a highly useful Utility Room fitted with a range of wall and floor mounted units, sink and drainer, tiled flooring, boiler cupboard and space and plumbing for additional appliances. A further side service door also provides convenient access directly into the double garage.

Utility Room

14'5" x 7'1" (4.41m x 2.18m)

DOUBLE GARAGE

Viewing Strictly Through Liz Milsom Properties

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Disclaimer

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Measurements

Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.

Services

Water, mains gas and electricity are connected. The services, systems and appliances listed in this specification have not been tested by Liz Milsom Properties Ltd and no guarantee as to their operating ability or their efficiency can be given.

Tenure

Freehold - with vacant possession on completion. Liz Milsom Properties Limited recommend that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.





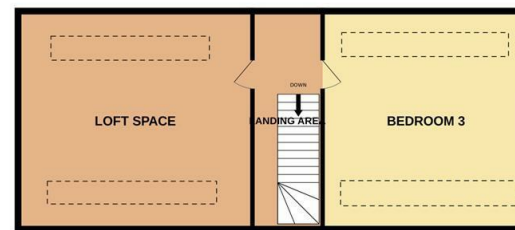
Directions

For SatNav Purposes follow DE11 7NS - where the property is clearly denoted by our distinctive RED For Sale Board

GROUND FLOOR
1734 sq.ft. (161.1 sq.m.) approx.



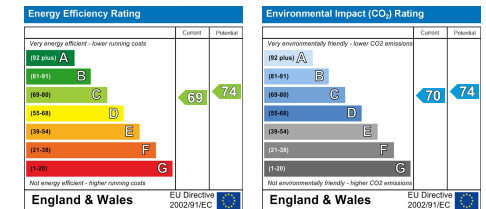
1ST FLOOR
863 sq.ft. (80.2 sq.m.) approx.



TOTAL FLOOR AREA : 2597 sq.ft. (241.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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COUNCIL TAX

Band: C

The vendor informs us that the property is Freehold, however we have not inspected the title deeds. We would advise you consult your own solicitor to verify the tenure.



THE TEAM

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GENERAL INFORMATION

NOTE: Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance to view the property.

MONEY LAUNDERING

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THE NATIONAL ASSOCIATION OF ESTATE AGENTS (NAEA)/THE PROPERTY OMBUDSMAN SCHEME

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