

Hamilton Fields

Burton-on-Trent, DE15 9AD

John 
German





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£395,000

A genuinely lovely four double bedroom home with wonderful tree lined views and private gardens in a quiet cul sac location with a lovely aspect backing onto fields, yet with the benefit of being just a short walk from the town centre.

No upward chain.



This property offers a superb combination of being in a quiet cul de sac setting backing onto open fields and with fantastic views from private rear gardens, together with featuring plenty of space throughout with 1671 square feet of accommodation including an integral double garage and conservatory. Located in a highly regarded location with the benefit of being within walking distance of Burton on Trent town centre with all it has to offer, yet the peace and tranquillity of a private garden on a plot backing onto fields.

Available with the advantage of no upward chain, offering a light, bright and spacious interior set back from the close behind a large tarmac driveway providing plenty of off road parking and access to the integral double garage with an electric up and over entrance door.

A short staircase rises up to the front entrance door which opens into a good sized U shape hallway with doors leading off. There is plenty of living space with two reception rooms including a large dining room with window to side and archway creating an open plan feel to a light, bright and spacious living room with a dual aspect having patio doors opening out onto a large deck; perfect for enjoying that private rear garden and tree lined aspect beyond. A fireplace provides the focal point.

Off the hallway is a smart fitted kitchen equipped with a range of base and eye level units with work surfaces over, incorporating sink and drainer unit, space for appliances, tiled floor and window and door opening into a conservatory offering that lovely extra garden room, with doors to both front and rear.

This property would suit a multitude of different buyers, both those seeking to downsize but not compromise on space, and also family buyers as the property features four good sized bedrooms. The master bedroom enjoys a lovely front position within the property, with an en suite shower room comprising shower cubicle, pedestal wash hand basin and WC.

The three further bedrooms all share a smart shower room which has been upgraded with a modern white suite to incorporate a large shower enclosure with glazed screen, fitted vanity units with wash basin, concealed cistern WC, towel rail, tiled floor and fitted storage.

Off the hallway there is also a useful cloak/utility space with plumbing for washing machine, pedestal wash hand basin.

The plot is certainly a particular highlight of this home, established in its location in a close of just five properties with gardens wrapping around the front, side and rear, together with plenty of off road parking. The gardens feature a lovely degree of privacy with a large deck, ideal for outside dining and taking in those wonderful views.

Note: The property is situated on a private drive.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency

www.eaststaffsbc.gov.uk

Our Ref: JGA/10112023

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band E







Approximate total area⁽¹⁾

1671.52 ft²

155.29 m²

Floor -1



Ground Floor

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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 contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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