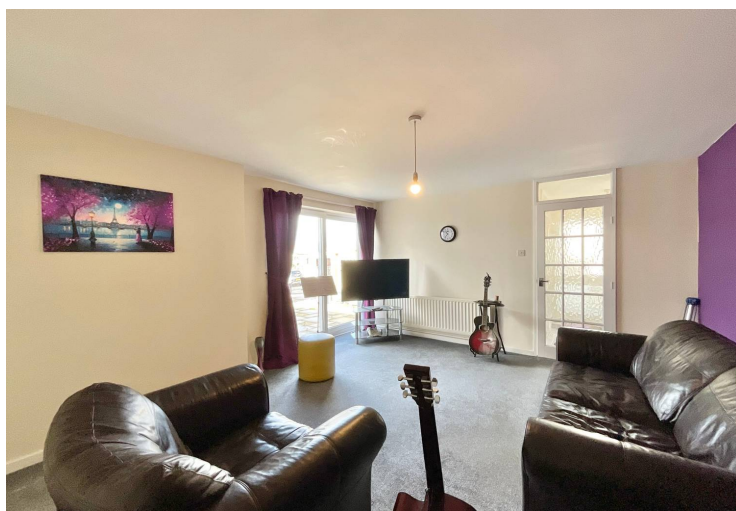




6 Hamilton Court, Newcastle

£180,000 Freehold



Quiet cul-de-sac location at Hamilton Court, offering privacy, low traffic, and a peaceful setting while still being conveniently close to local amenities and transport links. • Bright, well-planned interiors with a smooth, open flow from porch to hall and kitchen, featuring fitted storage throughout for practical, everyday living. • Practical kitchen with L-shaped cabinetry, integrated oven, grill, microwave, four-burner gas hob, and space for additional appliances. • Off-road driveway parking plus single garage, offering secure vehicle storage and additional space for storage or workshop use. • Generous double bedroom with fitted storage, plus a versatile single bedroom ideal for guests, a home office or hobbies, alongside a shower room with walk-in shower.



Start your engines... because this one's already in pole position. Welcome to Hamilton Court — where this perfectly sized and perfectly placed 2-bedroom bungalow doesn't just compete... it *laps the field*. Tucked away in a quiet cul-de-sac, this home offers a winning combination of bright interiors, effortless flow, and a layout designed for everyday comfort rather than pit stops.

Step inside to a convenient porch, providing the ideal spot for kicking off your coats and shoes before continuing into the entrance hall, complete with a fitted storage space and a seamless open flow into the kitchen. Here, you'll discover practical L-shaped cabinetry with plenty of storage, an integrated oven, grill and microwave, a four-burner gas hob and room for further utilities.

The living room boasts plenty of room to relax, along with glazed Sliding doors leading to the courtyard, which is the perfect blend of indoors and outdoors. A generously sized double bedroom offers fitted storage, while an additional versatile single bedroom is ideal for hosting guests, a hobby room, or a home study. The shower room offers floor-to-ceiling tiling, a walk-in shower, a vanity sink, and a W/C. Off the hall, you'll also find two additional storage spaces, making this home as convenient as it is beautiful.

Outside, off-road parking awaits on the driveway which leads into a single garage. This lovely home sits just approximately 200 metres away from the scenic Ferndown Local Nature Reserve, as well as Trentham Gardens just 20-30 minutes walk away!

Location

Newcastle-under-Lyme is a vibrant and historic market town, situated adjacent to **Stoke-on-Trent**, the town benefits from excellent transport links via the **A34**, **A500**, and nearby **M6 motorway**, as well as convenient rail connections through Stoke station, making it an attractive base for both commuters and families.

A lively **town centre** is home to a mix of independent shops, cafés, and high-street brands, complemented by regular **markets** and a strong sense of community. The area offers a variety of leisure and cultural amenities, including the popular **New Vic Theatre**, the **Brampton Museum**, and several green spaces such as **Brampton Park** and the nearby **Apedale Country Park**.

The Royal Stoke University Hospital is located in **Newcastle**, and is one of the largest and most advanced teaching hospitals in the region.

Newcastle-under-Lyme is home to several highly regarded state and independent **primary and secondary schools**, as well as **Newcastle-under-Lyme College**. The town also lies close to **Keele University**, an internationally recognised institution known for its high-quality teaching, research excellence, and beautiful campus.

Newcastle-under-Lyme offers an appealing and well-connected environment for residents, students, and visitors alike.



2-bed bungalow in quiet cul-de-sac with bright interiors, storage, garage, and courtyard. Near Newcastle-under-Lyme's shops, parks, schools, transport, and hospital. Ideal for comfort and convenience.

Council Tax band: C

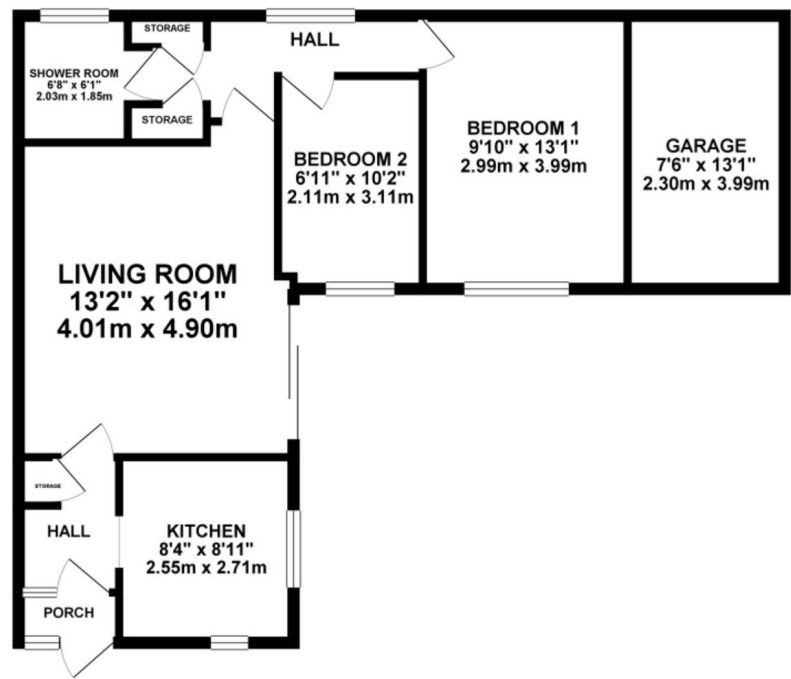
Tenure: Freehold

EPC Energy Efficiency Rating: D

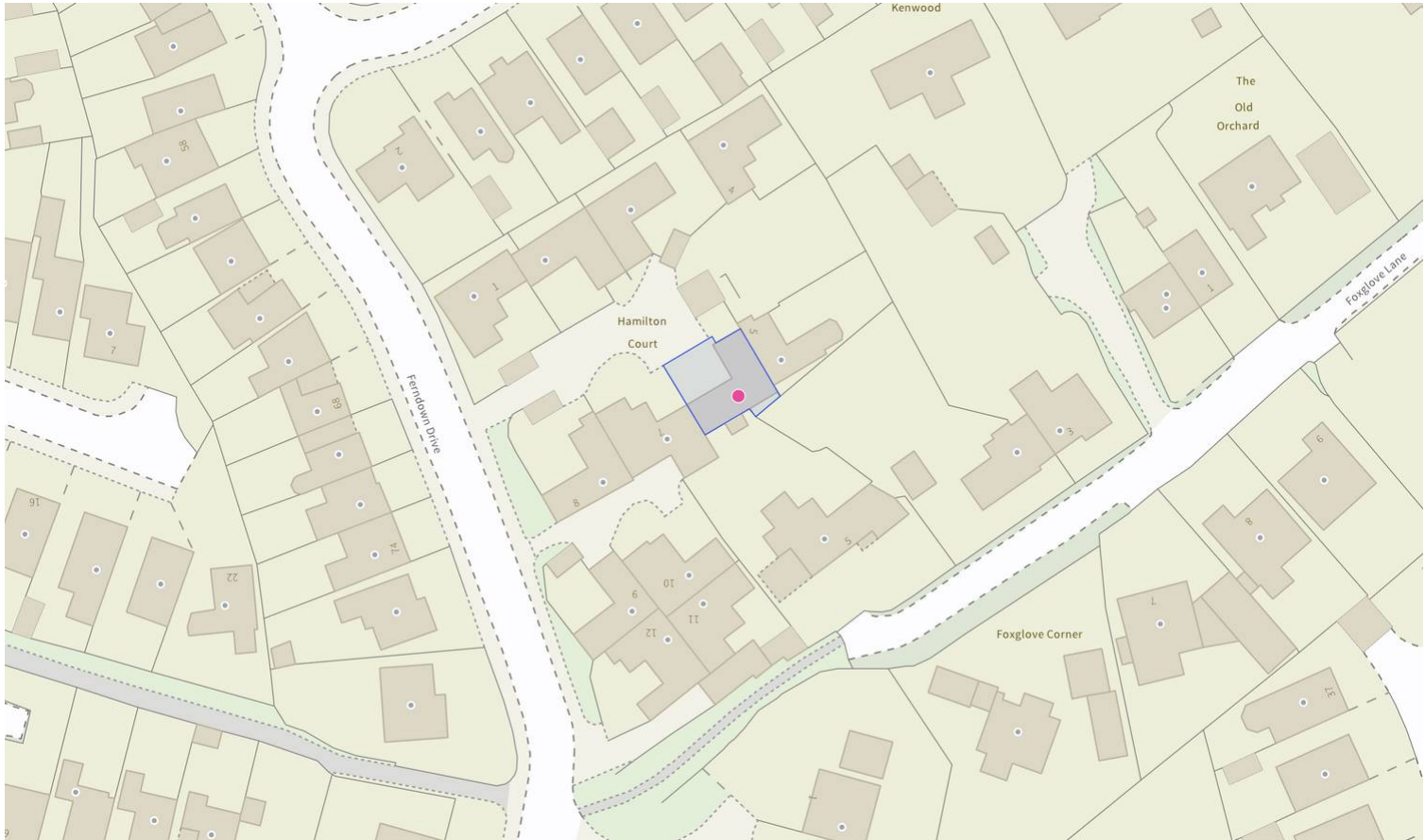
EPC Environmental Impact Rating: D



GROUND FLOOR 703.68 sq. ft.
(65.37 sq. m.)



TOTAL FLOOR AREA: 703.68 sq. ft. (65.37 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for indicative 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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