



11 Hamilton Court Trafalgar Square, Poringland

£270,000 Freehold



websters.

Set in a picturesque village, this well-presented townhouse offers spacious accommodation across three floors. With three double bedrooms—ideal for families or home working—the master includes an ensuite, complemented by a family bathroom and ground floor cloakroom.

The modern kitchen/diner is perfect for entertaining or family meals, while the separate lounge offers a relaxing retreat. Outside, the enclosed courtyard garden provides a peaceful space to unwind.

With a garage, parking, and no onward chain, this property offers comfort and convenience in a sought-after location—a fantastic opportunity for hassle-free village living.



- Well Presented Town House
- Three Double Bedrooms
- Enclosed Rear Courtyard Garden
- Ensuite And Bathroom
- Garage And Parking Space
- Ground Floor Kitchen / Diner And Separate Lounge
- Village Location
- No Onward Chain



Entrance Hall

Part obscure double glazed front door with fan light over, tiled flooring, carpeted stairs to the first floor and doors to garage, cloakroom and kitchen / diner.

Cloakroom

Low set WC, pedestal hand wash basin with tiled splash back, extractor fan and tiled flooring.

Kitchen / Diner

Open plan space comprising a range of wall and base units with laminate work tops, integrated double electric oven with gas hob and extractor hood over, space and plumbing for washing machine, dish washer and a tumble dryer, space for American style fridge - freezer, tiled splash back, inset one and a half bowl composite sink with mixer tap and drainer, tiled flooring, double glazed sliding door to the rear garden and a double glazed sash window to the rear aspect.

First Floor Landing

Doors to lounge and bedroom one, floor laid to carpet, carpeted stairs to the second floor and a double glazed sash window to the front aspect.

Lounge

19' 2" x 10' 6" (5.84m x 3.21m)

Box bay fronted double glazed sash window to the front aspect, tiled flooring.

Bedroom One

15' 9" x 9' 10" (4.81m x 3.00m)

Double bedroom with double glazed sliding doors to the balcony and carpeted flooring. Door to ensuite.

Ensuite

5' 3" x 6' 10" (1.59m x 2.09m)

Enclosed shower with sliding door and tiled backing, low set WC and hand wash basin set to vanity with tiled splash back, obscure double glazed sash window to the rear aspect, tiled flooring, extractor fan and a heated towel rail.

Second Floor Landing

Doors to two bedrooms and bathroom, airing cupboard housing hot water tank, floor laid to carpet and a loft hatch.

Bedroom Two

17' 9" x 9' 4" (5.42m x 2.85m)

Double bedroom with two double glazed sash windows to the front aspect, built in wardrobe and floor laid to carpet.

Bedroom Three

8' 6" x 17' 10" (2.60m x 5.44m)

Double bedroom with two double glazed sash windows to the rear aspect, floor laid to carpet and a built in wardrobe.

Bathroom

6' 8" x 10' 2" (2.04m x 3.09m)

Panel bath with shower over and tiled backing, low set WC and hand wash basin set to vanity with tiled splash back, laminate flooring, extractor fan and a heated towel rail.

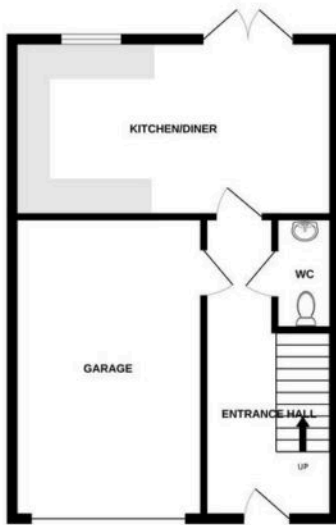
Council Tax band: D

Tenure: Freehold

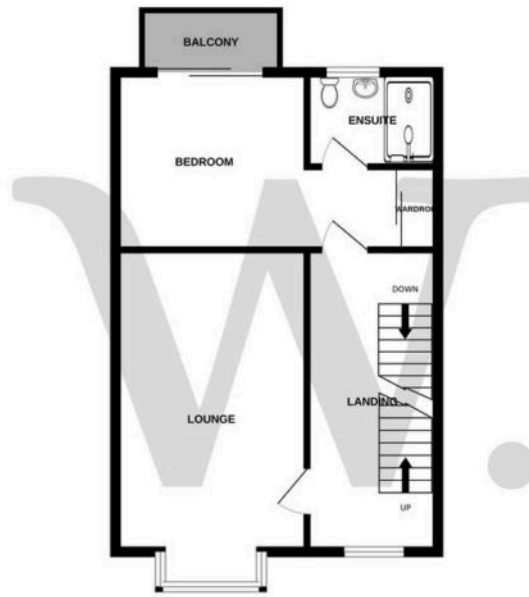
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

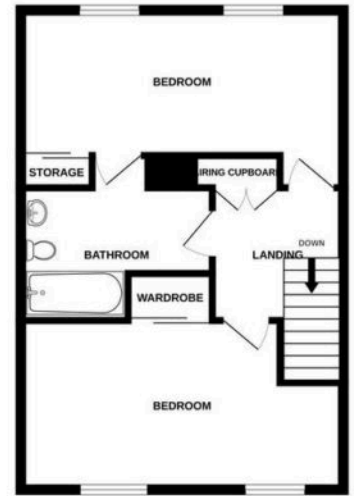
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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