

# Henhurst Hill

Burton-on-Trent, DE13 9SX

John   
German





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Burton-on-Trent, DE13 9SX

£360,000

## JOHN TAYLOR CATCHMENT AREA

A perfect large family house at an affordable price  
- With 5 first floor bedrooms, family bathroom and a ground floor shower room both of which have been refitted, a very generous dining kitchen, a lovely bay fronted living room, private rear garden, a large integral garage and plenty of parking.



Step inside the entrance lobby with stairs rising to the first floor landing and an internal door leads to the ground floor living accommodation.

To the front of the property is a generous bay fronted lounge with a feature "Adam" style fireplace with tiled back and hearth housing a living flame gas fire, wooden flooring and a built-in under stairs storage cupboard.

Move through to the large dining room which is open plan to the kitchen with space for a sofa set, wood flooring and a large doaks cupboard providing plenty of essential storage.

The kitchen is fitted with a comprehensive range of base units with glazed wall units, roll edge worksurfaces, inset stainless steel one and a half bowl sink unit with mixer tap, tiled splashbacks, built-in double oven and four ring gas hob. There is plenty of space for a fridge freezer and the room is flooded with natural light from two double glazed windows overlooking the rear garden and a matching glazed rear entrance door.

The spacious utility room is located at the end of the kitchen and is fitted with a range of base and eye level units with roll edge worksurfaces, inset stainless steel sink unit, tiled splashbacks, plumbing for a washing machine and space for tumble dryer, window and entrance door to the rear plus a courtesy door to the garage.

Completing the ground floor accommodation is a newly refitted shower room fitted with a low flush WC, pedestal hand wash basin, double shower enclosure, chrome heated towel rail, full height ceramic tiling and an extractor fan.

On the first floor there are five bedrooms and a modern family bathroom that has been refitted with a full three piece suite comprising concealed flush WC, wash basin in vanity unit with storage beneath and a panelled bath with shower over and glass screen. There is full height subway tiling, chrome heated towel rail and an extractor fan.

Outside there is a lawned front garden and tarmac driveway providing off road parking giving access to the large 24ft garage.

The rear garden has a spacious "L" shaped paved patio area leading on to both an artificial lawn and a real lawn. At the end of the garden is a timber garden shed.

**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](http://www.gov.uk/government/organisations/environment-agency)

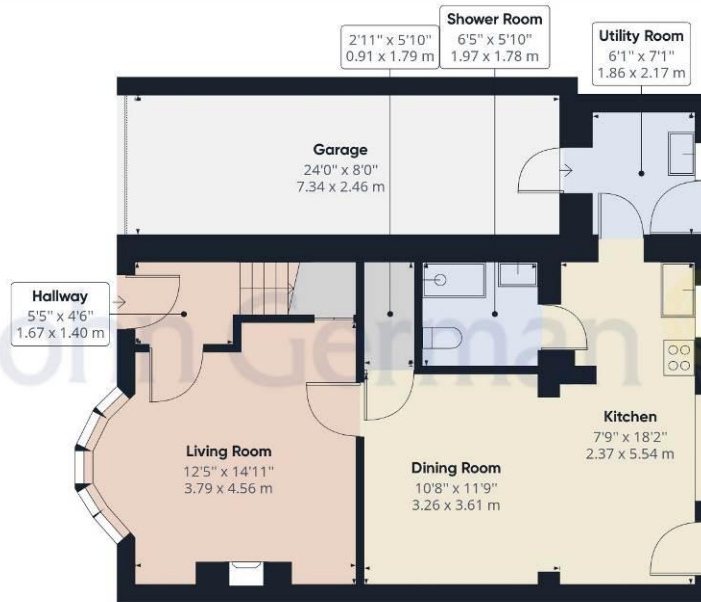
[www.eastsaffsbc.gov.uk](http://www.eastsaffsbc.gov.uk)

**Our Ref:** JGA/14042023

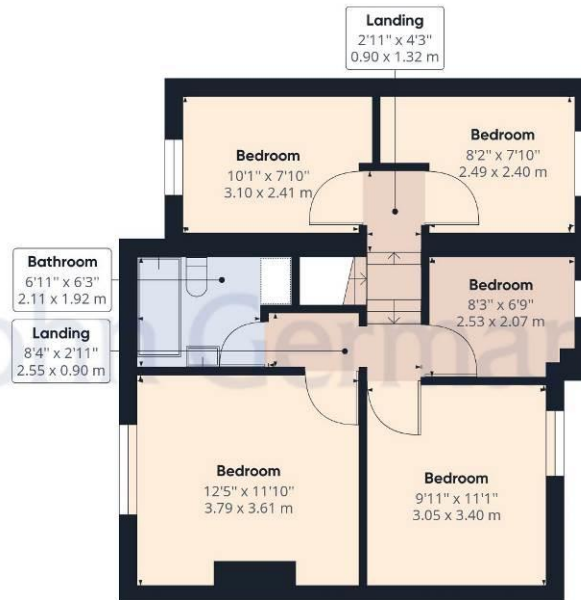
**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band C







Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1364.39 ft<sup>2</sup>

126.76 m<sup>2</sup>

(1) 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 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		79   C
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		

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