

Henhurst Hill

Burton-on-Trent, Staffordshire, DE13 9TD



A detached family home set in an excellent location with an open plan lounge/dining room, conservatory, three/four bedrooms and a large mature rear garden with a pleasant southerly aspect.

£365,000

John German

Accommodation.

The front entrance door opens into the porch which in turn has a door through to the reception hall having stairs rising to the first floor and doors leading off to the kitchen, lounge/dining room and guest WC.

The refitted breakfast kitchen lies to the rear and has an attractive contemporary range of base and wall units complemented by quartz worktops with upstand and tiled splash backs. There is an inset Bosch induction hob with extractor hood over, inset Bosch fan oven and microwave with grill combination alongside an integrated dishwasher, washing machine, a one and half bowl sink with mixer tap and plumbing for an American style fridge freezer (included in the sale). Two windows overlook the rear garden with a southerly aspect and a uPVC double glazed door leads out to the side.

Off the hall is a lovely through lounge/dining room, the dining area at the front has a bay window, the lounge faces the rear with a stone fireplace housing an inset log burner. Double glazed patio doors lead directly to a uPVC double glazed conservatory that in turn opens to the garden.

On the first-floor landing there are doors leading off to the bedrooms, bathroom and access to the loft via a drop-down ladder.

There are two excellent double bedrooms with fitted wardrobes and storage plus a third single bedroom or study which in turn connects to bedroom four providing a versatile arrangement, ideal for a teenager requiring a study area and bedroom located together.

Completing the accommodation is the family bathroom which is fitted in a contemporary style having storage units, integrated WC and corner bath with vanity wash hand basin and tiled quadrant shower in a glazed enclosure. There are tiled walls and flooring plus a heated towel rail in addition to a cupboard housing the gas combination boiler.

Outside – The property is set back behind an attractive front garden with stone walling and ornamental planting. A tarmac driveway provides ample parking space and access to the single garage having an up and over door and rear door out to the garden.

The superb mature south facing rear garden has an excellent paved terrace area with ornamental rockery and water feature together with steps leading down to an extensive lawn surrounded by planted borders. There is also a timber shed, greenhouse and garden tap.

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

Our Ref: JGA/1700423

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







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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