Henhurst Hill Burton-on-Trent, Staffordshire, DE13 9TD







R

£365,000





Accommodation.

The front entrance door opens into the porch which in tum 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 (induded in the sale). Two windows overlook the reargarden with a southerly aspectand a uPVC double glazed door leads out to the side.

Off the hall is a lovely through lounge/dining room, the dining a rea at the front has a bay window, the lounge faces the rear with a stone fireplace housing an insetlog 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 tee nager 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 comer bath with vanity wash hand basin and tiled quadrant shower in a glazed endosure. 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 oma mental planting. A tarmac drive way provides a mple 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 the mselves as to their suitability.

Useful Websites: www.gov.uk/govemment/organisations/environmentagency

Our Ref: JGA/1700423

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

















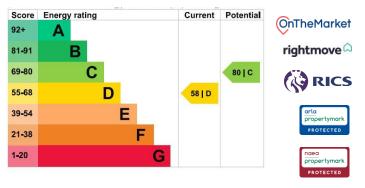


Agents' Notes These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or orall, in relation to this property. Whist we endeavour to make our slaes details accurate and reliable, if there is any point which is of particular importance to you, please ontact the office and we will be pleased to thek the information for you, particularly if contemplating traveling 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 More relief. Money Limited

Money Limited.
Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. Inmaking that decision, you should know that wereceive 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.



John German

129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW

01283 512244 burton@johngerman.co.uk

> Ashbourne | Ashby de la Zouch | Barton under Needwood Burton upon Trent | Derby | East Leake | Lichfield Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent