

# Henhurst Hill

Burton-on-Trent, DE13 9SZ



A stunning three bedroom traditional 1930's semi detached featuring a beautifully presented interior including bay window dining room, extended lounge/diner with log burner, smart extended fitted kitchen, attractive rear garden and generous drive in a favourable school catchment.

£285,000



John German

Set in a popular non-estate location on the fringes of Burton on Trent is this impressive 1930's traditional semi detached house with extended ground floor accommodation, on a fantastic garden plot. The interior is well styled and presented throughout, in a move-into condition. The location is handy for the town centre, A38, A50 and nearby village of Barton under Needwood.

Set well back from the road behind a generous sized driveway with front garden and side access around to the rear. An upgraded front entrance door opening into a light and spacious entrance hall having solid oak flooring, staircase to first floor and doors leading off.

The first of the reception rooms is a light and spacious dining room with wide bay window framing views to front. The second door off the hallway opens into a very good sized extended lounge/dining room complete with log burner set in a chimney breast, solid oak floor throughout and French doors opening to the rear garden.

At the heart of the house is a well-appointed extended kitchen with a range of base and eye level units with work surfaces over incorporating a sink and drainer unit, hob, oven, extractor hood, space for further appliances, windows to side and rear and a door to the rear.

Completing the ground floor accommodation is the guest w.c fitted with a two piece suite and window to side.

A staircase rises off the hall to the first-floor landing where doors leading to the three bedrooms. The master is a good double with fitted wardrobes either side of the chimney breast and window framing views over the rear garden and beyond. Bedroom two is also a good sized double with window framing views to front while bedroom three is a well-proportioned single currently used as a dressing room with views over rear.

Completing the first-floor accommodation is a well-appointed bathroom with a suite comprising bath, separate shower cubicle, pedestal wash hand basin and w.c.

Ample off-road parking is provided by a driveway. The rear gardens are a fantastic feature of this home with shaped lawns, well established borders and a paved terrace ideal for al fresco dining together with a pergola over a gravelled area at the bottom of the garden and a good-sized timber shed, with mains electric.

Viewing is highly recommended to appreciate the plot, position and accommodation on offer.

**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.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

**Our Ref:** JGA/22052023

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







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	76 C
39-54	E		
21-38	F		
1-20	G		



#### Agents' Notes

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#### 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.

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