

Henhurst Hill

Burton-on-Trent, Staffordshire, DE13 9TA

John German







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£450,000

Superbly extended and refurbished contemporary bungalow with exceptional accommodation, together with a large workshop all located in a highly popular and convenient location being ideal for the John Taylor Academy and other good schools.

Accommodation: Recessed porch, double glazed composite entrance door leading to an attractive reception hall having engineered oak flooring, coved ceiling and loft access.

Immediately to the right is a spacious master bedroom having an attractive range of mirror fronted fitted wardrobes together with dressing table and served by a luxury en-suite bathroom equipped with a super sized double ended bath in tiled surrounds with mixer tap and shower fitment, WC, pedestal hand wash basin, tiled shower with quality thermostatic fitment and glazed enclosure, tiled flooring and sun tunnel for natural daylight.

Further off the reception hall is double bedroom two, again fitted with an attractive range of wardrobes and dressing table, and double bedroom three again with fitted wardrobes, dressing table and drawers. These are served by a family bathroom having a bath in tiled surrounds with mixer tap and shower attachment with folding screen, WC, pedestal wash hand basin, tiled flooring, fitted airing cupboard and sun tunnel as before.

To the rear of the property is an extension comprising a very spacious and attractive dining kitchen fitted with an extensive range of high gloss base and wall units, surmounted by square edged work surfaces having a 1.5 bowl stainless steel sink inset and mixer tap, large central island to match with breakfast bar, integrated dishwasher, Cuisine Master multi fuel range cooker with splashback and extractor hood over, engineered oak flooring, two Velux roof lights for additional light, picture window and double glazed French doors opening onto the garden together with an internal door leading into the garage.

Adjacent and accessed directly is a living room, equally spacious with engineered oak flooring, living flame electric fire in surround, large picture window and French doors to garden, and two Velux roof lights over.

Off the kitchen is a separate utility room having a matching range of base and wall units, surmounted by worktops with inset stainless steel sink and mixer tap, further appliance spaces with plumbing for washing machine and space for a tumble dryer, together with an upright cupboard housing the Worcester gas fired boiler for central heating and domestic hot water, and a double glazed door leading to the side.

To the front the spacious frontage is enclosed by a decorative boundary wall having double gates leading to an extensive gravel drive and parking area providing ample parking equally for a caravan or motorhome, flanked by lawns with borders to the frontage. The drive continues to the side leading to a large garage with electric roller door, rear personal door, light and power points.

To the rear of the property is an attractive enclosed garden area having spacious patio lawn, pathways, kitchen garden area with greenhouse and raised beds, together with extensive outside lights, and at the bottom of the garden is a large timber workshop approximately 36ft x 12ft with power, plus an adjacent attached shed 12ft x 8ft.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Traditional

Parking: Driveway **Electricity supply:** Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: FTTC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA30012024







Approximate total area⁽¹⁾

1704.58 ft²
158.36 m²

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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
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