

Henhurst Hill

Burton-on-Trent, DE13 9TD



A superb character 1930's semi detached that has been extended and with a refitted interior in a superb non estate location with a south facing rear garden.

£295,000

John German

This fantastic 1920's semi detached home enjoys a lovely southerly aspect across a long rear garden. It has planning permission for a two storey side extension, a copy of this is available to view upon request.

The property is set back behind a good sized gravelled driveway providing ample off road parking. Step inside the hall with Minton tiled floor and stairs to the first floor. A door opens into a light and spacious lounge with a deep curved bay window framing views to the front and a focal point log burner adding a cosy feel. An archway leads into the generous dining area, perfect for entertaining that flows into the superb garden room with a roof lantern flooding the room with natural light. There is fitted storage across one wall and bi-fold doors open to the rear garden.

Off the dining area a door leads into an inner hallway that gives access to the breakfast kitchen equipped with a style range of base and eye level units with worksurfaces over complemented by decorative tiling. There is space for a range style cooker, an integrated dishwasher, rear facing window plus a door to the side.

Also off the inner hall is a useful utility room with units, sink and drainer, additional appliance space and access to a guest's cloakroom fitted with a two piece suite and having a useful understairs storage cupboard.

To the first floor there are two double bedrooms and one single bedroom all served by the family bathroom having a suite comprising panel bath, pedestal wash hand basin set into a vanity unit with storage, WC and part tiled walls.

As previously mentioned the long rear garden enjoys a southerly aspect

and has an extensive paved patio perfect for outdoor dining with a lawn beyond plus a useful outhouse.

Viewing is highly recommended of this superb home lying in a favourable school catchment area and in a non estate location.

Note: The ground floor has already been extended in line with the planning permission.

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

Property construction: Standard

Parking: Drive

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 C

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

Our Ref: JGA/08042024

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Ground Floor



Floor 1

John German

Approximate total area⁽¹⁾

1027.89 ft²
95.49 m²

(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.

GIRAFFE 360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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