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



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/

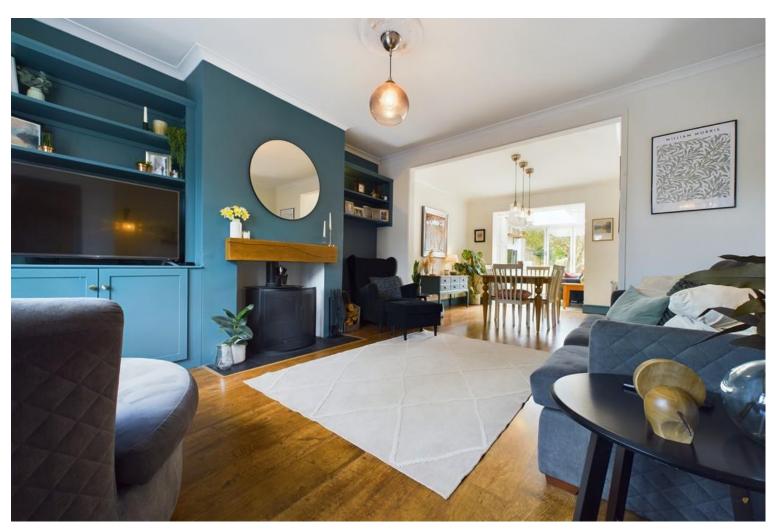
Mobile signal/coverage: See Ofcom link https://checker.ofcom.org.uk/ Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band C Useful Websites: www.gov.uk/government/organisations/environment-

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Our Ref: JGA/08042024

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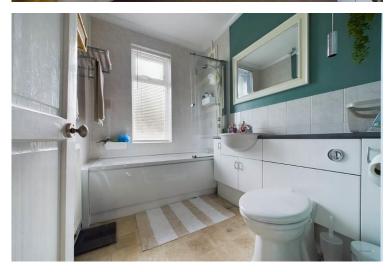












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Agents' Notes

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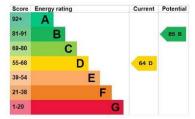
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