

Henhurst Hill  
Burton-on-Trent, DE13 9SY

John  
German





# Henhurst Hill

Burton-on-Trent, DE13 9SY

Offers Over £382,000

A superb traditional detached home standing on a wonderful garden plot with a well designed layout including two reception rooms, smart kitchen, three bedrooms, en suite, family bathroom, generous drive, enhanced on energy efficiency with solar panels.

**Now available for sale without the cat boarding business.**

This lovely traditional detached home with enhanced energy efficiency from solar panels, enjoys a superb non estate location standing on a lovely garden plot with a southerly aspect to rear and a large expanse of block paved driveway giving access to a single garage. The property also has the benefit of outbuildings with potential for a variety of uses.

PLEASE NOTE THAT THE CAT BOARDING BUSINESS PREVIOUSLY INCLUDED IN THE LISTING OR SALE WILL BE PERMANENTLY CLOSED BEFORE COMPLETION.

The accommodation begins with an entrance hall having stairs and doors leading off. There is a guest WC with close coupled WC and wash hand basin. There is a lovely light and spacious lounge with bay window framing views to front and a fire surround providing the focal point.

Across the hallway is a door into a lovely well appointed kitchen fitted with a range of base and eye level units with work surfaces over, integrated eye level double oven, dishwasher, hob and extractor hood. A door leads through to a light and spacious dining/garden room with bi fold doors opening out onto decking.

Onto the first floor, the landing has doors leading off to three good sized bedrooms. The master is a lovely double with fitted wardrobes and cupboards providing plenty of storage with window framing views to front. It also benefits from a modern en suite shower room with shower cubicle, WC and wash hand basin. Bedrooms two and three share a well appointed modern family bathroom with panelled bath having shower and shower screen over, pedestal wash hand basin and WC.

To the rear there are lovely established gardens with mature borders and extensive lawns, perfect for those seeking a property with a large garden. The property has the benefit of outbuildings offering the potential for a variety of uses. An integral garage has an up and over front entrance door and side door opening out to side access.

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

**Property construction:** Brick

**Parking:** Drive & garage

**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/>

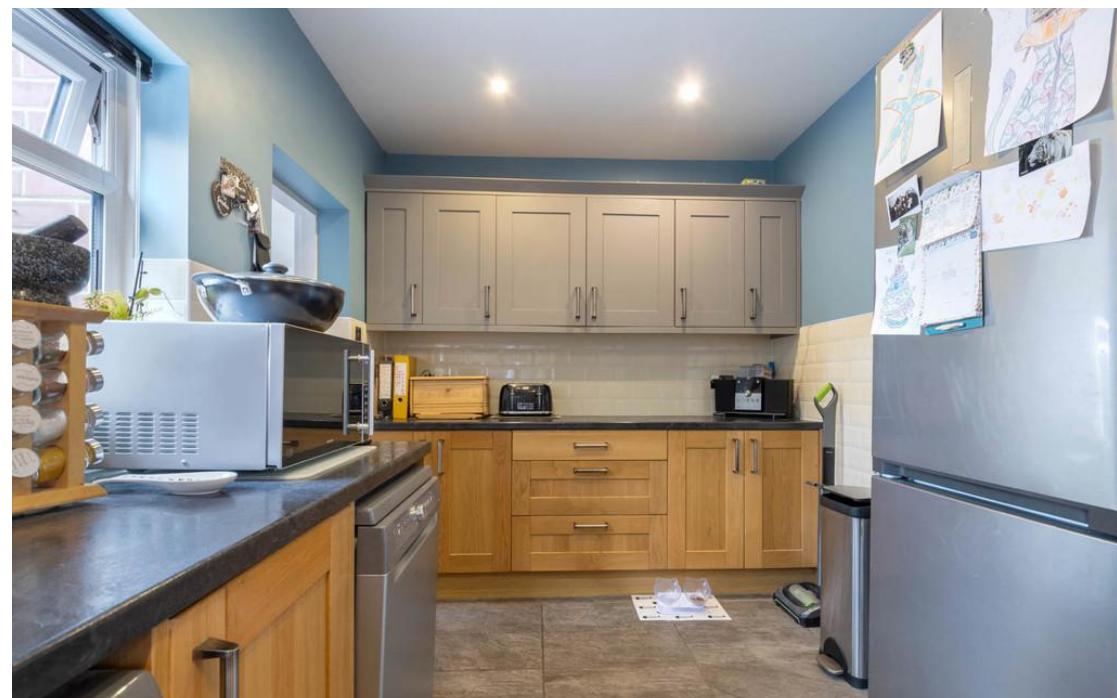
**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band D

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

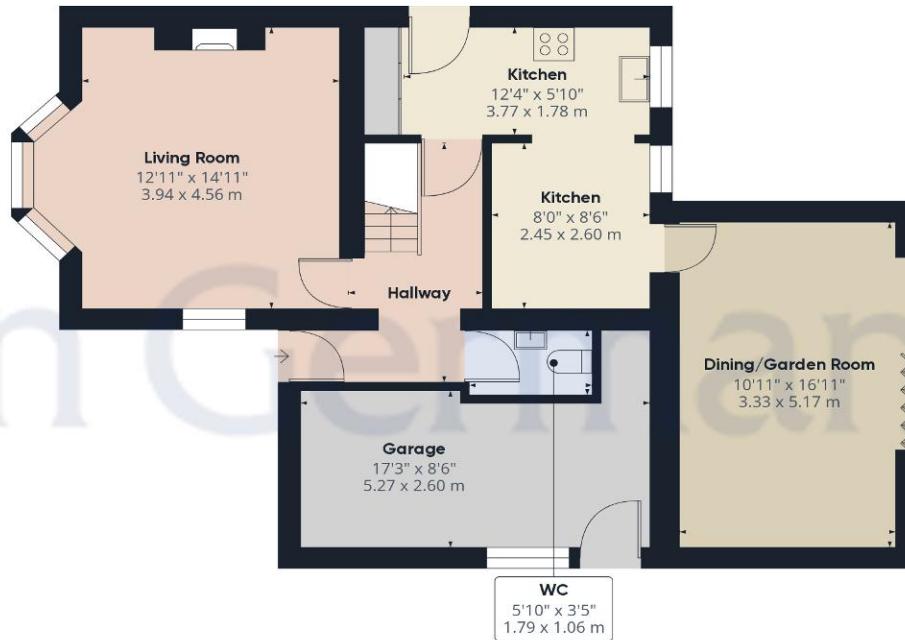
[www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

**Our Ref:** JGA/24042024

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Ground Floor

Approximate total area<sup>(1)</sup>

1311.89 ft<sup>2</sup>

121.88 m<sup>2</sup>

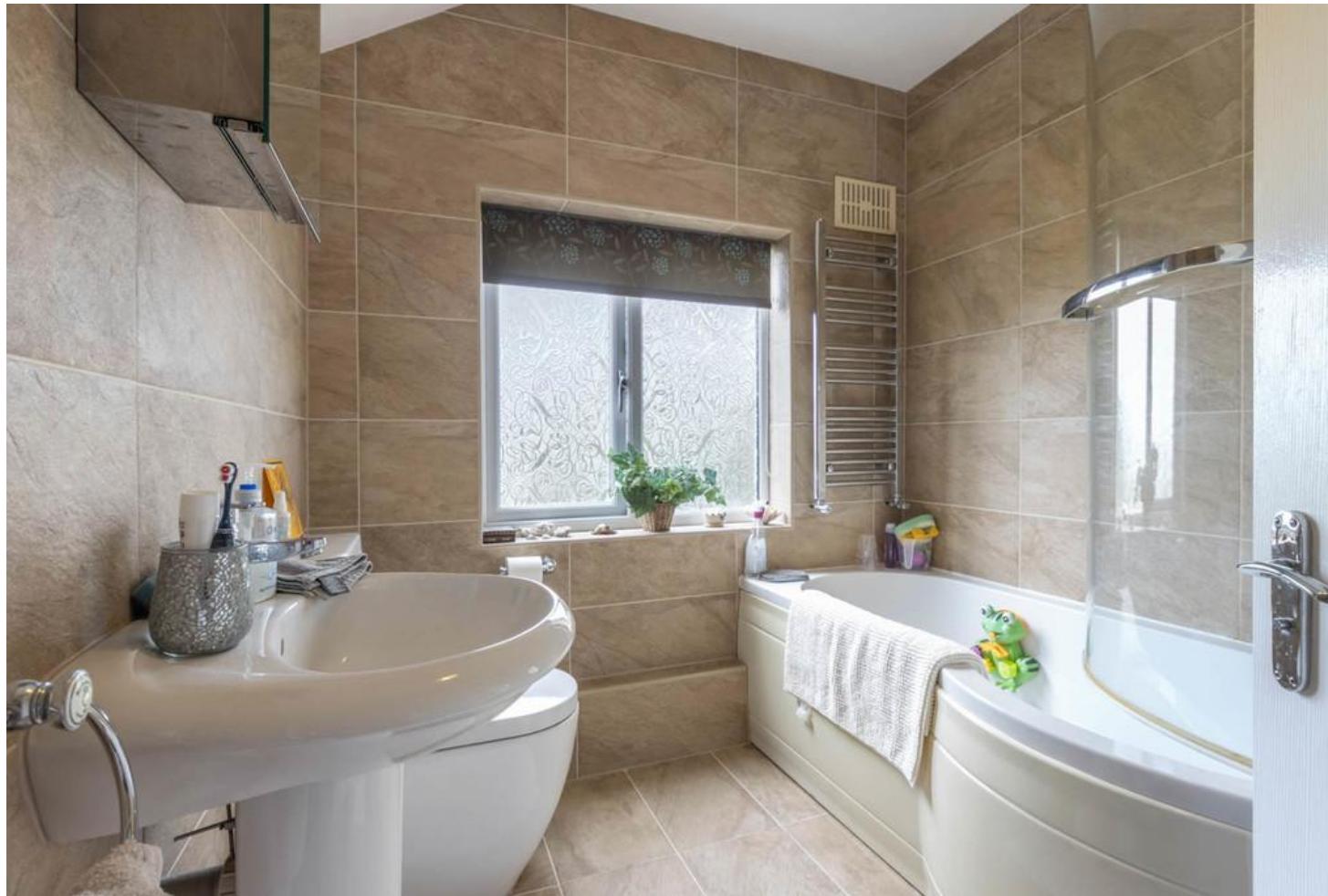


(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Floor 1



#### Agents' Notes

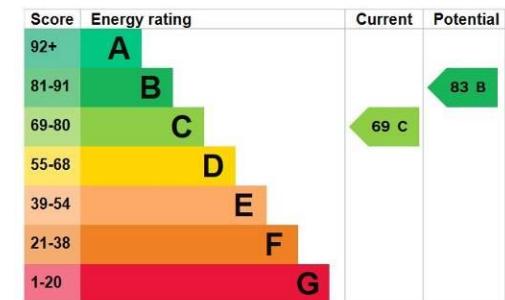
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#### Referral Fees

**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.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive 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  
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