

Henhurst Hill

Burton-on-Trent, DE13 9SZ

John 
German





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£275,000



A superb traditional 1930's semi detached home in a popular residential location, standing on a lovely garden plot. Featuring a superb modernised and extended interior with an open plan living/dining/kitchen with bi fold doors to rear, three well proportioned bedrooms, smart bathroom and driveway.

Situated in a lovely established non estate location is this traditional semi detached with a good size rear garden and generous driveway to front offering a fantastic all-round family home.

The accommodation begins with a lovely entrance hallway giving the feeling of plenty of space with staircase rising off to the first-floor landing and doors leading off.

The ground floor accommodation has been extended and features a superb open plan living/dining/kitchen. The living area offers a cosy feel with window framing views to front and chimney breast with gas stove providing the focal point. Leading onto a lovely dining area to the open plan breakfast kitchen which has been well fitted out with a range of base and eye level units with work surfaces over, integrated double oven, hob, extractor, fridge freezer and sink and drainer unit. A window frames views across the rear garden and three pane bifold doors open out to the rear garden.

Completing the ground floor accommodation is the guest WC with close coupled WC, wash hand basin and window to side.

To the first floor, the landing with window to side has doors leading off to three bedrooms; two doubles and a good size single bedroom making this a fantastic family home.

All three bedrooms share a lovely family bathroom with panelled bath having shower over and shower screen, wash basin, WC and towel rail/radiator.

The rear garden is a real feature of this home with shaped lawns and a paved terrace ideal for outside dining together with a useful space at the side of the property, perfect for a garden shed or storage with timber gates. The property has a driveway to front providing ample off road parking.

The location is handy, perfectly placed for the nearby centres of Burton-on-Trent, Barton under Needwood, Uttoxeter and beyond. The A38 provides excellent road links. The property is within the catchment for John Taylor High School.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

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: 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

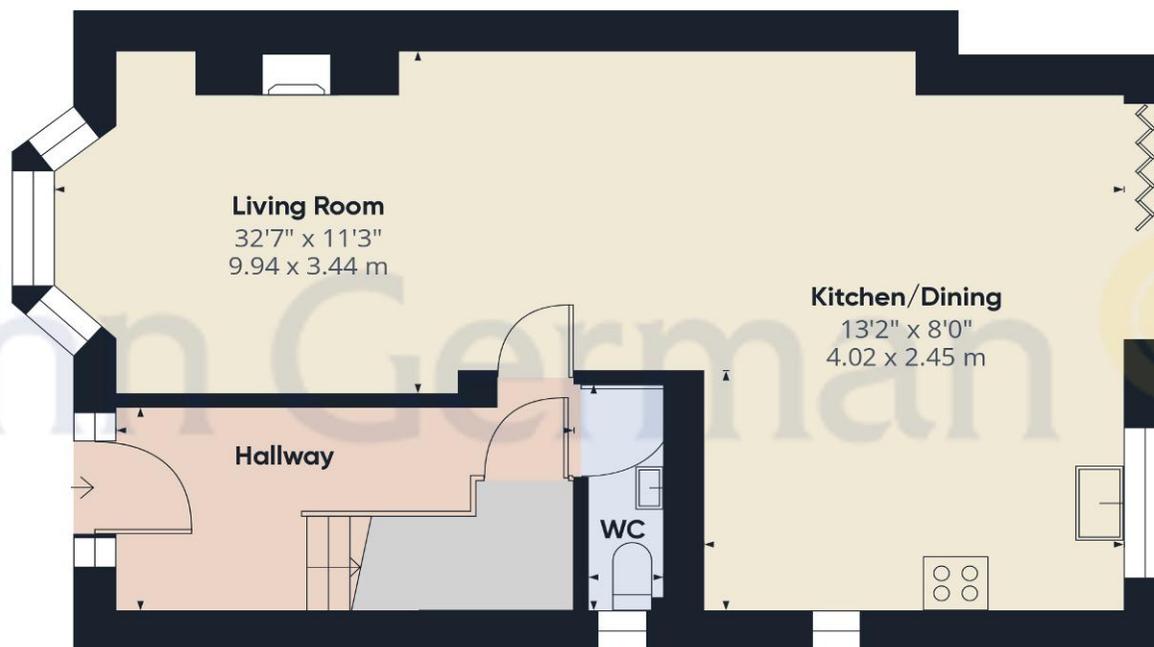
www.eaststaffsbc.gov.uk

Our Ref: JGA/29082024

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Ground Floor



Floor 1

Approximate total area⁽¹⁾

962.94 ft²

89.46 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.

Calculations are based on RICS IPMS 3C standard.

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Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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