

# Henhurst Ridge

Burton-on-Trent, Staffordshire, DE13 9TQ



A lovely semi detached dormer bungalow with a modern interior set on a quiet cul de sac location with spacious hall, light living/dining room with garden views, smart fitted kitchen, ground floor double bedroom, modern bathroom plus a spacious first floor double bedroom, drive, carport and garage.

£225,000



John German 

Situated in a lovely cul de sac location is this well presented semi detached dormer bungalow that is ready to move into. Henhurst Ridge is perfectly placed for countryside walks and a short drive from Burton's town centre having a wide range of shops and amenities.

Set behind a gravelled front garden and driveway giving access to a side carport and garage having an up and over entrance door.

The front entrance door opens into a spacious reception hall with stairs to the first floor and a window to side.

The living/dining room is a light and spacious room with a focal point fireplace and patio doors opening out to the rear garden.

The smart modern kitchen is equipped with a range of base and eye level units, worktops with an inset sink and drainer, integrated oven, hob and extractor hood plus space for further appliances. A window and door overlook and give access to the rear garden.

Also off the hall is a smart modern bathroom with a suite comprising panel bath with shower and screen over, fitted vanity unit with inset wash basin and WC, part tiled walls, a towel rad/radiator and window to the side.

Completing the ground floor is a spacious double bedroom with a built in wardrobe and picture window framing views over the cul de sac.

To the first floor is a large second bedroom having cupboards providing storage. It is currently used as a study/sitting room having dormer style window to the front.

The attractive rear garden has a shaped lawn, gravelled borders and a paved patio ideal for outdoor dining. A gate leads to the carport.

**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, carport & garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains 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

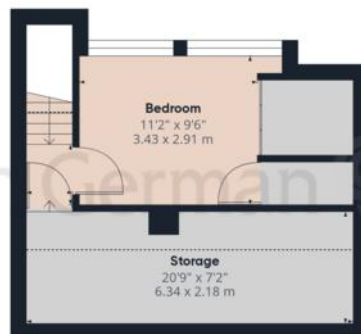
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/20112024

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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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

967.88 ft<sup>2</sup>

89.92 m<sup>2</sup>

Reduced headroom

105.97 ft<sup>2</sup>

9.84 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

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.

GIRAFFE 360









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

 OnTheMarket

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 RICS

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TRADING STANDARDS UK

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