

Henhurst Hill

Burton-on-Trent, DE13 9SY

John German



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£350,000

Situated on the sought-after Henhurst Hill, this beautifully presented detached family home features a stunning 5x5m rear extension, creating a spacious open-plan kitchen and dining area. A must-see property, offering modern living in a prime location, enjoying countryside views to the rear.

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This spacious and versatile home presents a fantastic opportunity for buyers seeking a blend of modern living and potential for personalisation. The current owners have completed a stunning ground-floor extension, finished to a high contemporary standard, creating a stylish and functional living space. There is still scope for further improvements to the first floor, allowing the next owner to add their own touch and truly make it their own.

Set back from the road with tarmac frontage, the property has off street parking for multiple vehicles leading to the garage which has an up and over door. The adjacent front door opens into the hallway where stairs rise off to the first floor and a door leads through to the living room.

The current owners have completed an extensive renovation of the ground floor accommodation. The living room is a very spacious room with completely modern décor throughout having built in alcove units and media display plus a bay window to front. Internal bi-fold doors open up into the magnificent open plan kitchen/diner. This has been fitted to a very high spec including a comprehensive range of stylish wall and base units with contrasting worktops over, two double eye level electric ovens, inset sink and drainer, integrated fridge freezer, integrated dishwasher, built in wine fridge, central breakfast island with induction hob, spotlights and bi fold doors leading to the rear garden, perfect for entertaining. Adjacent to the kitchen is the contemporary bathroom fitted with a freestanding bath tub, WC and wash hand basin set on a floating unit, all complemented by superb wall tiling.

Upstairs, bedroom one is a spacious double to the rear, enjoying superb views out to the garden and the fields beyond. Bedroom two is to the front having double glazed bay window and again being a spacious double. The upstairs layout has been tweaked, with bedroom three having been extended to provide a functional single room, also offering potential as a home office/study – ideal for home working. The first floor is finished with a contemporary fitted shower room featuring an oversized walk in shower, double wash hand basins with storage, WC and stylish feature wall tiling.

Outside the property enjoys a fantastic rear garden with countryside views to the rear. The potential of what you can do with the garden is off the charts. The garden is mainly laid to lawn and enclosed to the perimeter with wooden fencing.

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: Traditional

Parking: Drive

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 D

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

Our Ref: JGA/14032025

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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1227.74 ft²

114.06 m²

Reduced headroom

9.96 ft²

0.92 m²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Agents' Notes

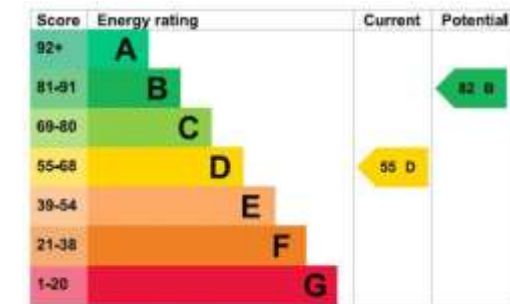
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Referral Fees

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.

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