

Henhurst Farm

Forest Road, Burton-on-Trent, DE13 9TE

John German





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£475,000

A superbly versatile family home offering excellent accommodation over three storeys in a private setting and within the favoured John Taylor Academy catchment area.



Step through the front door into an attractive reception hall which has laminate flooring, timber balustrade to staircase off with useful understairs storage cupboard, together with a fitted cloakroom/WC.

Immediately to your left is a very useful study or TV lounge, being ideal to work from home.

On the right hand side is a fitted breakfast kitchen which has an extensive range of base and wall units providing ample storage, surmounted with worktops having a one and half bowl inset sink with mixer tap and tiled splashbacks. There are a range of Bosch appliances including a five ring gas hob with extractor hood over and a separate eye level double oven and grill, integrated fridge and dishwasher. There are two windows to the front overlooking an attractive area of the enclosed garden.

Off the kitchen to the rear is a very useful utility room which has further appliance spaces with plumbing for automatic washing machine, storage cupboards, wall mounted gas boiler and door to the side.

Returning to the reception room on the left, there is a separate dining room which has bi fold doors leading into the conservatory at the rear. There is also a very attractive lounge having inset living flame gas fire with surround and again, bi fold doors opening to the very large double glazed conservatory which equally has a central heating radiator and opens up to provide a fantastic entertaining space with French doors opening to the garden.

Ascending to the first floor, you will find a landing with balustrading and stairs leading off to the second floor and an airing cupboard. The master bedroom has a separate dressing area with fitted wardrobes which in turn leads to the en suite bathroom, equipped with a bath in tiled surround, WC and vanity unit with storage below and wash hand basin.

There is a double bedroom two, adjacent to which is the main bathroom having bath in tiled surrounds with electric shower over, low level WC and wash hand basin.

There are two further bedrooms, currently arranged as one to provide a dressing room and/or sitting room to a bedroom, being ideal for a teenager to have a sitting and sleeping area but this easily could be divided again to form two bedrooms.

The stairs lead up to the second floor which has a landing and a lovely loft bedroom with large Velux windows to the rear, in addition to built in storage and adjacent to this on the other side of the landing is a super fitted shower room with glazed shower, vanity wash hand basin and WC.

On the second floor, there is access to very useful eaves storage spaces.

Outside, the property is set back behind a broad block paved driveway which provides ample parking and access to a detached double garage which has twin electric roller doors to the front and a rear access door.

To the front of the property is a very attractive enclosed, landscaped cottage style garden which provides an attractive sitting area.

Side gates lead into the very pleasant, landscaped rear garden which has a spacious patio, together with sunken lawn surrounded by borders and further raised borders being ideal for cultivation of vegetables or herbaceous plants. There is a very useful greenhouse/potting shed and a further landscaped area to the other side.

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

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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

Our Ref: JGA/24082023

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band E

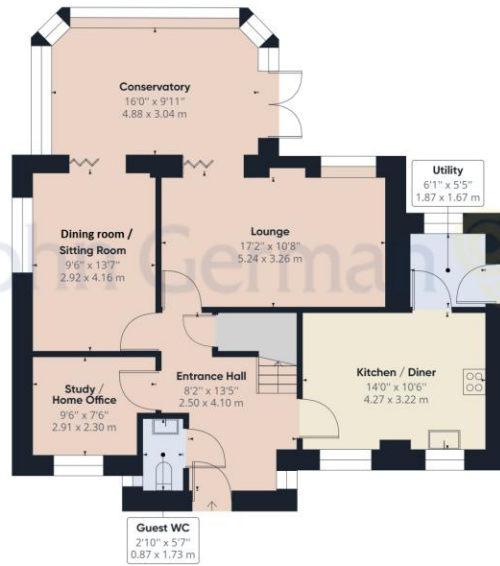




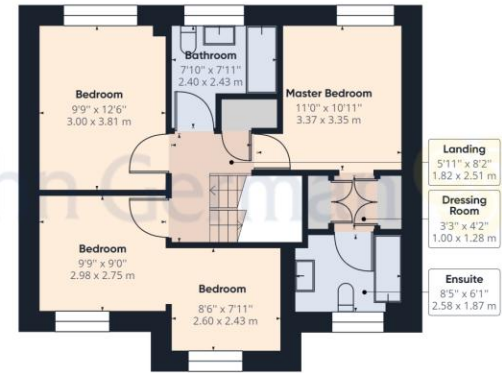




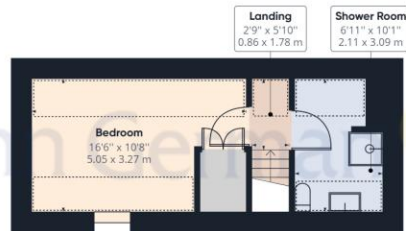




Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2010.72 ft²


186.80 m²

Reduced headroom

119.76 ft²

11.13 m²

(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

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

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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