

# Henhurst Hill

Burton-on-Trent, DE13 9SX

John German









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£435,000

**A stylish and versatile detached home having undergone considerable extension and improvements located in a popular residential area with extensive parking and a wonderful garden.**





Set in a popular non estate location on the fringes of Burton handy for the town centre, A38 and A50. It falls in the favourable school catchment for John Taylor Academy located in nearby village of Barton under Needwood which has a wide range of amenities.

A recessed porch has a door leading into an L-shaped hall having stairs off and attractive engineered oak flooring. To the front is the sitting room featuring a fireplace recess housing a wood burning stove with beam over. To the rear of this is the fitted breakfast kitchen that has a contemporary range of base and wall units surmounted by stylish worktops and a breakfast bar. There is a composite inset 1.5 bowl sink with mixer tap, inset hob with modern splash back and extractor hood over, a double oven and grill, integrated microwave plus space for a fridge freezer. The kitchen also features engineered oak flooring and has access to the garden room extension which has a tiled floor with underfloor heating, lovely lantern light over and picture windows together with bi-fold doors opening to the garden.

Also off the hall is a ground floor bathroom having a centre fill bath with shower mixer, tiled splash backs, low level WC and vanity wash basin with storage below, tiled floor and a heated towel rail.

Opposite this is a double bedroom and at the rear of the hall is a separate dining room also with engineered oak flooring and French doors to the garden.

A separate utility room has tiled flooring, base and wall units, worktops, tiled splash backs, appliance space with plumbing for an automatic washing machine, cupboard housing the gas fired boiler and a door to the front.

There is a potential annex area which has a hallway serving a modern fitted shower room, additional bedroom or study which has a dual aspect.

On the first floor landing is a useful study/reading area with velux window to the front and a picture window to the rear.

A stylish bathroom has a freestanding centre fill bath with mixer tap and shower attachment, vanity wash basin with storage, fitted WC and a tiled floor.

Completing the first floor are two excellent double bedrooms.

The property is set back behind a deep gravelled stone driveway approached via electric double gates providing ample parking and manoeuvring space alongside a pedestrian gate and pathway with attractive border screening. A side access leads to the lovely enclosed rear garden which has spacious tiled patio areas, lawns that are well screened by mature hedges and trees plus an outdoor dining area with pergola over and a timber garden shed. There are outside lights and a garden tap.

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

**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:** TBC 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)

**Our Ref:** JGA/17072024

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Ground Floor



Floor 1

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

1616.52 ft<sup>2</sup>

150.18 m<sup>2</sup>

**Reduced headroom**

134.44 ft<sup>2</sup>

12.49 m<sup>2</sup>

(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

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



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