

# Henhurst Hill

Burton-on-Trent, Staffordshire, DE13 9SX



A superb modern home in a delightful non-estate location on the edge of the town within John Taylor catchment area. A wonderful layout includes a large dining kitchen, two en suites, garage and driveway to the rear.

Guide Price £259,500



John German

This delightful home offers a superb blend of modern living combined with a non estate location within the catchment area of the highly regarded John Taylor High School. It is also well placed for access to local countryside walks and transport links via the A38 and A50.

Set behind a lawned front garden with paved path leading to the entrance door. Step inside the light and spacious reception hall with staircase off to the first floor.

At the heart of the home is a spacious dining kitchen fitted with a range of base and eye level units with work surfaces over plus an integral oven, hob, extractor and dishwasher. The dining area offers room for a table and chairs and has a window overlooking the front.

Across the rear is the living room having French doors out to the rear garden and preparation for a wall mounted television.

Completing the ground floor is a guest's WC fitted with a two-piece suite.

On the first floor are two bedrooms, one with en-suite, and the principal bathroom fitted with a modern white three-piece suite.

The rear facing bedroom is a particularly generous double enjoying views over the garden and countryside beyond, with built-in wardrobes across one wall and the luxury of its own en suite shower room.

The front facing bedroom is also a good size and benefits from built in wardrobes.

On the top floor is a fabulous master bedroom having a high vaulted ceiling with skylights and the benefit of its own en suite. Across the landing is a useful dressing room which could also be utilised as a study creating valuable work from home space.

The rear garden has a paved patio and lawn beyond with stepping stones plus an additional decked area, ideal for outdoor dining and entertaining. A rear gate leads to the driveway and single garage.

**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:**

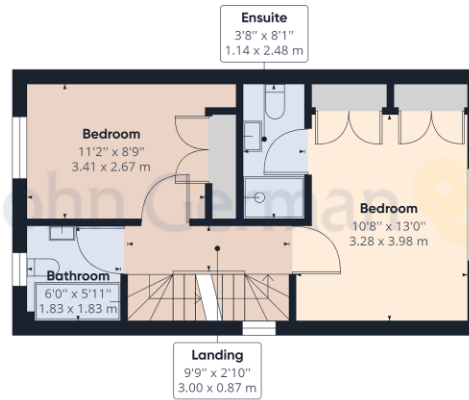
[www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/29032022

**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band C



Ground Floor Building 1



Floor 1 Building 1

John German

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

1022.60 ft<sup>2</sup>  
95.00 m<sup>2</sup>

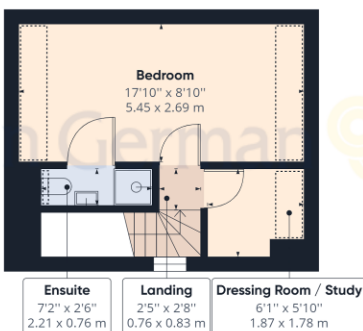
Reduced headroom

31.21 ft<sup>2</sup>  
2.90 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.











Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C	74   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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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