

# Henhurst Ridge

Burton-on-Trent, DE13 9TQ

John German



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A semi-detached brick house with a large garden. The house has a brown brick exterior and a gabled roof. There are large windows and a glass door leading to a wooden deck with outdoor furniture. The garden is green and has a black metal bench. A gravel area with concrete stepping stones is in the foreground. A fire pit is also visible in the gravel area. The sky is blue with some clouds.

# Henhurst Ridge

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**£350,000**

**Offering almost 1700 sq ft of living accommodation throughout is this semi-detached family home on Henhurst Ridge. Boasting FIVE bedrooms, THREE BATHROOMS and a sizeable garden to the side and rear. This really is a perfect opportunity for large families needing a sizeable home.**

for German 

If you're looking to upsize to a spacious family home, this property on Henhurst Ridge could be perfect for you. Featuring a large driveway, generous rear and side gardens, five double bedrooms and three separate bathrooms, this home offers a practical modern layout as well as being well placed for local amenities, schooling and commuter links.

The home is set back behind a spacious driveway, finished with tarmac and stone, providing ample off-road parking for multiple vehicles. It also features a convenient EV charging point at the front. Upon entering, the hallway offers access to the main ground floor living areas, with a staircase leading to the first floor.

To the left of the hallway is a spacious living room that extends the entire length of the home. The current owners have designed it as a lounge and dining area, making it a practical and versatile space, especially with its convenient connection to the kitchen. Bi-fold doors open onto the side garden, flooding the room with natural light.

The ground floor layout flows seamlessly, with the lounge featuring sliding double doors that lead into the modern fitted kitchen and additional living space. Wrapping around from the hallway to the rear of the home, the kitchen offers an expansive layout with a central breakfast island and ample room for a separate living area. The kitchen includes matching wall and base units with worktops over, double eye level oven, induction hob and cooker hood above, inset stainless steel sink, integrated dishwasher, integrated fridge freezer and integrated wine cooler. The kitchen opens up to a convenient utility cupboard which has plumbing for washing machine and space for tumble dryer. The ground floor also features a shower room, with shower, wash hand basin and w/c.

To the first floor, this home benefits from five separate bedrooms, all of which could fit a double bed. The pick of the five bedrooms is the master bedroom, which has its own ensuite fitted with a shower enclosure, w/c and wash hand basin. The other four bedrooms then share a modern family bathroom, which has bath with mixer taps and shower over, wash hand basin and w/c.

To finish, one of the standout features of this home is the expansive rear garden. The garden can be accessed from a door off the kitchen or the bi fold doors from the living room. Wrapping all around the back and left-hand side of the home, this space is mainly laid to lawn and patio. The seller has recently landscaped the garden, with porcelain tiles giving a brilliant space for outdoor furniture.

**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

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Cable - 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)  
[www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

**Our Ref:** JGA/05022025

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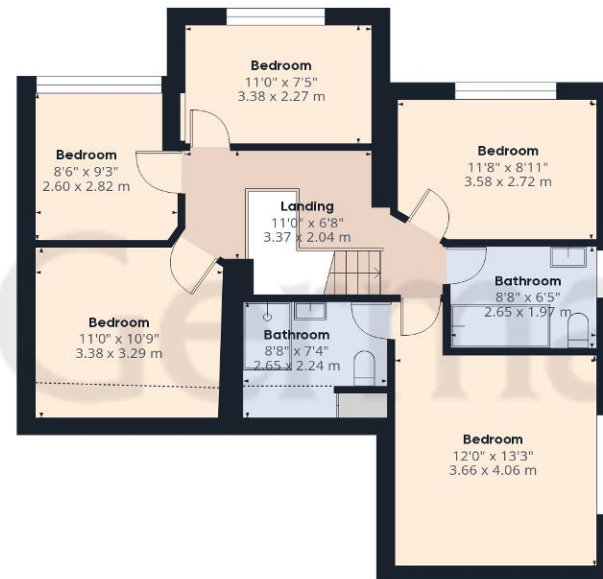








Ground Floor



Floor 1

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

1693.69 ft<sup>2</sup>

157.35 m<sup>2</sup>

**Reduced headroom**

38.41 ft<sup>2</sup>

3.57 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.

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### Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	90 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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