

Henhurst Hill

Burton-on-Trent, DE13 9SX

John
German



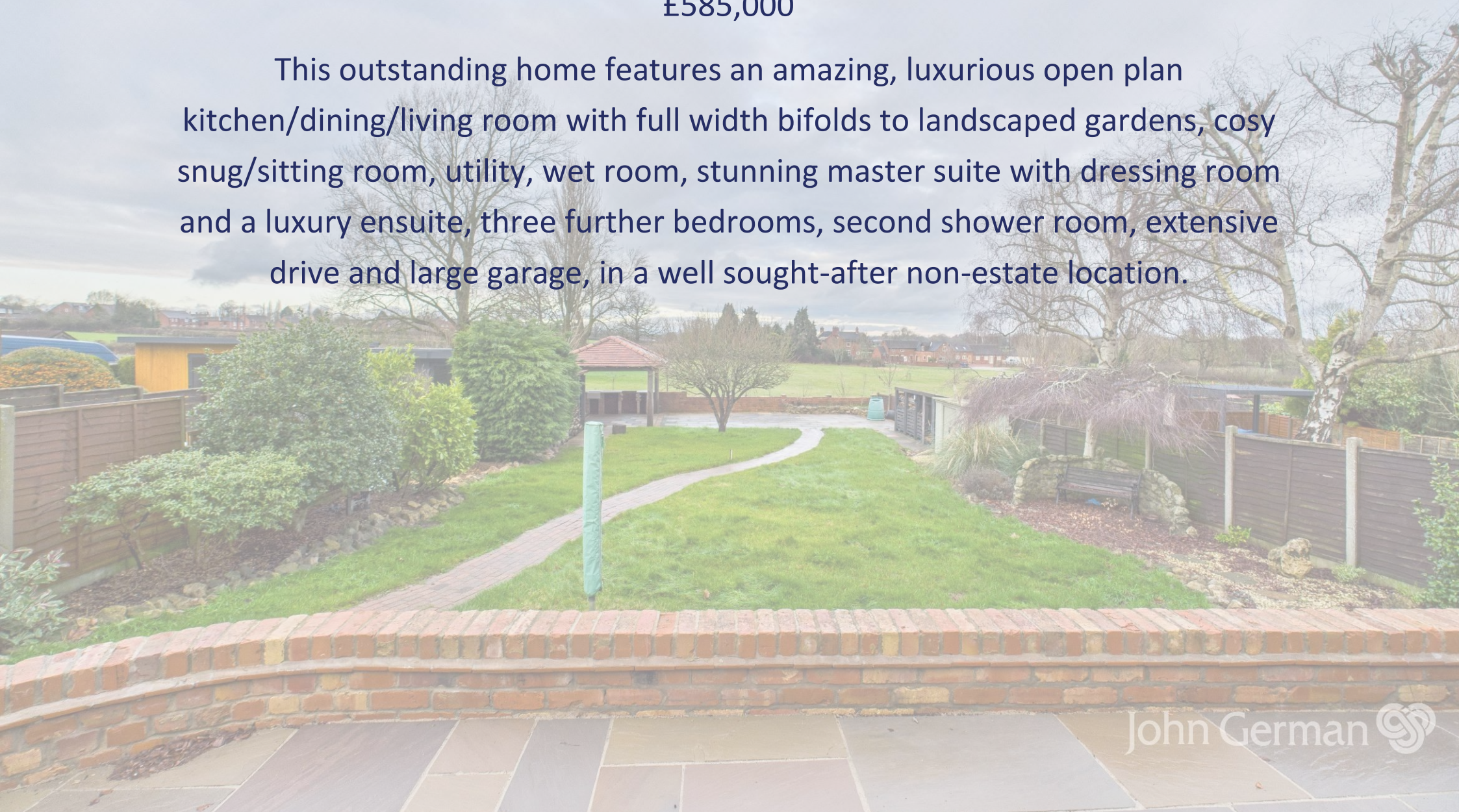


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Burton-on-Trent, DE13 9SX

£585,000

This outstanding home features an amazing, luxurious open plan kitchen/dining/living room with full width bifolds to landscaped gardens, cosy snug/sitting room, utility, wet room, stunning master suite with dressing room and a luxury ensuite, three further bedrooms, second shower room, extensive drive and large garage, in a well sought-after non-estate location.



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This exceptional home has been beautifully extended and renovated, featuring a luxurious interior ready to move into, set in a highly regarded non-estate location with views to rear.

The house impresses throughout with a real attention to detail, giving a bespoke character feel combined with modern comforts, including underfloor heating, a stunning kitchen with a large island and wide eight-door bifold seamlessly the connecting inside and outside space.

Set behind a large gravelled drive, the front door opens into a spacious welcoming hall with a tiled floor, feature staircase having clever storage for coats and shoes, a viewing screen for the HiK vision Doorbell with built in camera, plus the Wi-Fi controlled central heating panel.

To the left, a cosy sitting room/snug has a window seat and fitted media unit with lighting, making this an ideal space to relax.

The kitchen/dining/living space is a real showstopper; an enormous room perfect for a large family and a great space to entertain. The kitchen is superbly appointed and stylishly fitted out with a large island, marble work surfaces and a hot water tap. Ready to host a housing warming party, with twin ovens, microwave oven, warming drawer, induction hob, and full height fridge and freezer. It really is a fantastic kitchen ideal for budding chefs and parties. There is plenty of space for a large dining table and a superb living space with a brick wall adding a rustic feel. The bifold doors are a stand-out feature, wonderful in the summer to make the most of the lovely views.

A 'secret door' from the kitchen opens into a useful utility room with fitted units and space for appliances. The house is also future proofed with a beautifully refitted ground floor wet room, having a unique circular wash basin, brass taps, shower and heated towel radiator, plus WC and gorgeous tiling, giving this room a bespoke feel. An internal door from the utility opens into a large integral garage, ideal for a car enthusiast, as a hobby/workshop space, or just extra storage, with a remote front door. The utility, wet room and garage have occupation sensors for automatic switching. Within the garage, a data cabinet houses the router for both cameras and intruder security systems.

To the first floor, the landing has doors leading off to four bedrooms and the family shower room. The master bedroom enjoys the open views to the rear and benefits from a fabulous dressing room/ensuite, with Crittal style glazed fitted wardrobes adding storage with a modern minimalist look, together with a stunning bathroom suite comprising of a freestanding bath, large walk-in shower, vanity basin sat on top of a bespoke drawer unit and wall-mounted WC.

The remaining bedrooms are all generously sized and include two doubles and a single. Bedroom four could alternatively be used as a home office. The beautifully appointed family shower room is fully tiled and has a fantastic range of storage units with an integrated wash basin and WC, plus a glazed shower enclosure.

Outside to the rear, there is a large landscaped garden featuring a shaped lawn and paved terraces, offering a range of places to eat and entertain, with a large pergola creating a fantastic covered space at the bottom of the garden to relax and enjoy those field views.

Agents notes: There is CCTV recording.

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

Property construction: Standard

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas (Wi-Fi controlled)

(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/20012026

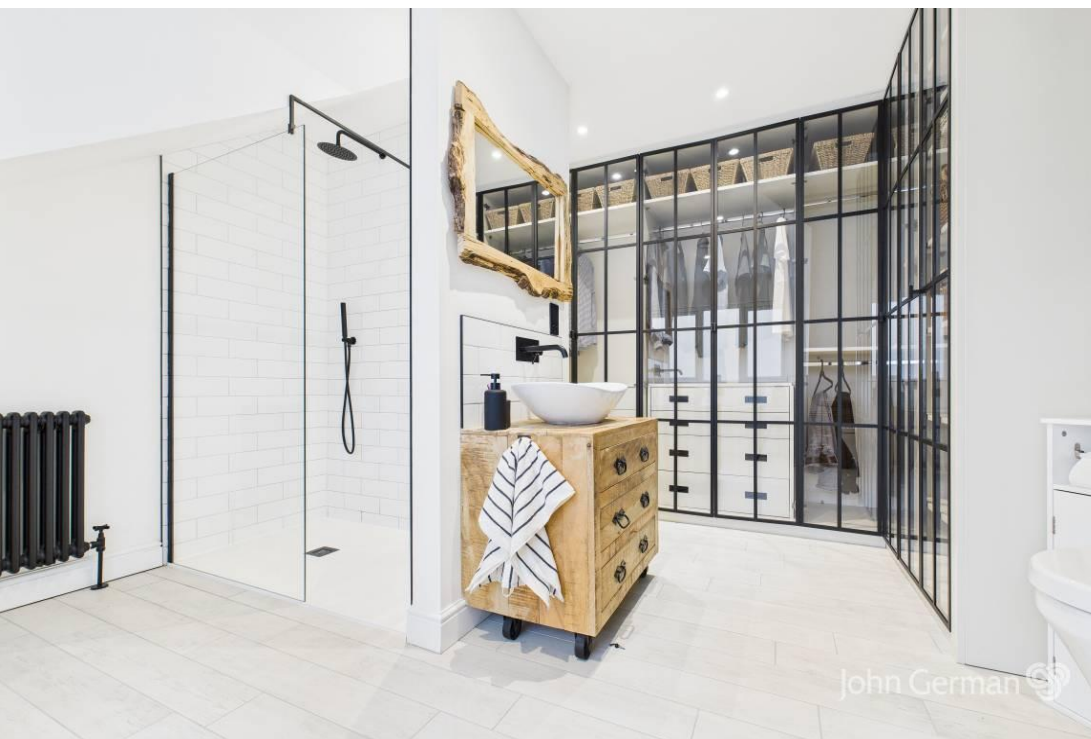
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Ground Floor



Floor 1



Approximate total area⁽¹⁾

2309 ft²

214.6 m²

Balconies and terraces

409 ft²

38 m²

Reduced headroom

21 ft²

1.9 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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