



**Henhurst Hill, Outwoods, Burton-On-Trent, DE13 9SX**

**Asking Price £485,000**

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**Humphreys**

# Henhurst Hill, Outwoods, Burton-On-Trent

A unique and versatile family home offering deceptively large accommodation having been extended across the rear aspect with field views beyond. (Video Tour Available) The internal accommodation is finished to a high standard offering a welcoming reception hallway with oak flooring and stair case rising to the first floor accommodation. On the front aspect of the home are two generous double bedrooms along side a guest cloakroom WC.

The lounge (15'8 x 18'7) is positioned across the rear aspect with French patio doors opening onto a landscaped rear garden enjoying open views beyond the garden boundaries, and internal door to the separate study.

The open plan kitchen diner (20'5 x 11'9) provides a great entertaining space with a wide selection of fitted units, incorporating a selection of built-in appliances., and internal door to a utility room. The first floor landing offers a seating area with sky light window and a useful walk-in wardrobe, with doors leading into, two double bedrooms, the guest room with a modern fitted contemporary ensuite shower room and a separate luxury family bathroom with a four piece bathroom suite.

Outside the home is set back from the road behind an extensive block paved driveway offering parking for a variety of vehicles and double gates and driveway leading to the rear detached garage (18'3 x 11'10). The landscaped garden has an Indian sandstone patio and established garden backing onto open fields.

This property has undergone substantial improvement and extension by the current vendors, with keen attention to detail throughout the property, which can only be fully appreciated by internal inspection.



## The Accommodation

The internal accommodation is finished to a high standard offering a welcoming reception hallway with oak flooring and stair case rising to the first floor, a feature curved wall adds character, and oak internal doors lead off to the reception rooms and ground floor double bedrooms. The study is positioned on the side aspect with internal doors to both the lounge & reception hallway.

On the front aspect of the home are two generous double bedrooms the larger with feature bay window, along side a guest cloakroom fitted with a white cloakroom suite.

The spacious lounge is positioned across the rear aspect with French patio doors opening onto a landscaped rear garden enjoying views across the rear aspect, and a living flame effect gas fire set within a stone fireplace.

The open plan kitchen diner provides a great entertaining space with a wide selection of fitted units incorporating a selection of built-in appliances including eye level double oven, four ring gas hob with extractor hood above, twin fridges, dishwasher and stone tile flooring with spacious dining area for a formal set of dining table & chairs. The utility room has a wall mounted gas fired combination boiler supplying the domestic hot water and heating system, further free standing appliances spaces for washing machine, dryer and fridge freezer space.

The first floor landing offers a seating area with sky light window and a useful walk-in wardrobe, with doors leading into, two double bedrooms, one guest room with a modern fitted contemporary en-suite shower room fitted with a walk-in double shower, sky light window and finished with a stylish floor and wall tile.

The separate luxury family bathroom offers a four piece bathroom suite with central bath tub with waterfall mixer tap, shower enclosure with twin shower heads, WC and vanity basin, finished with a period style effect flooring, wall tile and contemporary radiators.

Outside the home is set back from the road behind an extensive block paved driveway offering parking for a variety of vehicles, and double gates and driveway leading to the rear detached garage (18'3 x 11'10). The garage has an electric door, uPVC window and door, power and light.

The landscaped garden has an Indian sandstone patio with raised border and established garden lawn backing onto open fields with mature shrub border.

This property has undergone substantial improvement and extension by the current vendors, with keen attention to detail throughout the property, which can only be fully appreciated by

internal inspection. The home is fully double glazed and gas centrally heated, deceptive from the front aspect, the property opens up a spacious amount of accommodation for the growing family, with generous reception rooms and great attention to detail.

## Reception Hallway

6.53m max x 2.97m max (21'5 max x 9'9 max)

## Guest Cloakroom

## Study

3.35m x 2.59m (11'0 x 8'6)

## Spacious Lounge

5.66m x 4.78m (18'7 x 15'8)

## Kitchen Diner

6.22m x 3.58m (20'5 x 11'9)

## Utility Room

2.21m x 1.88m (7'3 x 6'2)

## Front Bedroom

4.01m x 3.30m (13'2 x 10'10)

## Front Bedroom

3.66m x 3.35m (12'0 x 11'0)

## First Floor Landing

## Guest Bedroom

4.17m max x 2.64m (13'8 max x 8'8)

Measurement into limited headroom.

## En Suite Shower room

2.95m x 2.62m (9'8 x 8'7)

Measurement into limited headroom

## Bedroom

4.04m max x 3.61m max (13'3 max x 11'10 max)

Measurement into limited headroom

## Luxury Bathroom

3.58m max x 2.87m max (11'9 max x 9'5 max)

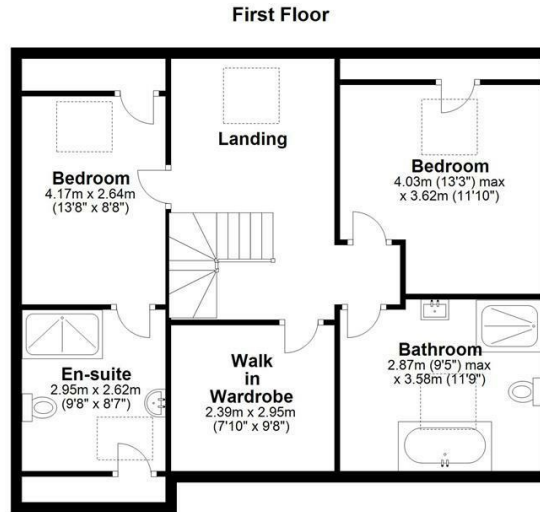
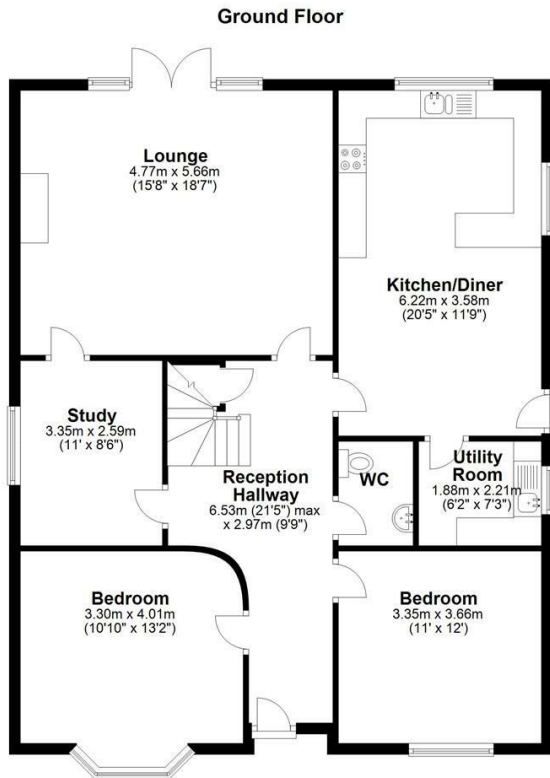
## Garage

5.56m x 3.61m (18'3 x 11'10)

Draft details awaiting vendor approval and subject to change.  
Awaiting revised EPC inspection.







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Plan produced using PlanUp.



**Council Tax Band D**  
**Freehold**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Services.** If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

**Money Laundering.** Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with the purchase will be asked for identification ie: Passport, Driving Licence, and recent Utility Bill. This evidence will be required prior to solicitors being instructed in the purchase of a property.

**Agent Note.** Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements. New development sites are increasingly implementing an on site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

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