



Henhurst Hill, Burton-on-Trent



Guide price £650,000



Key Features

- Stunning Extended Family Home
- Four Well Proportioned Bedrooms
- Separate Annexe
- High Level Of Internal Presentation
- Upvc Double Glazing & Gas Fired Central Heating
- Highly Regarded Residential Location
- EPC rating C
- Freehold





Newton Fallowell are pleased to be able to offer for sale this bespoke spacious detached family home which occupies an enviable position on the most popular Henhurst Hill and enjoys a good sized plot with open views to the rear. The home provides extensive family accommodation together with extensive parking and garaging and has a separate annexe above the garage.

Recently extended the home affords lots of living space and provides accommodation which in brief comprises: - entrance porch, entrance hall, guest cloak room, large main sitting room, separate dining room, study, stunning open plan rear reception room with bi-fold doors together with glass lantern, large breakfast kitchen, on the first floor a galleried landing leads to four well proportioned bedrooms, the master bedroom having a sumptuously appointed en-suite and there is also a family bathroom. Outside a sweeping driveway provides extensive parking and leads to a detached double garage, above which is beautifully appointed, self-contained annexe comprising: - entrance hall, open plan living kitchen, bedroom and shower room. The property enjoys a large easy to maintain garden to the rear with plenty of seating areas and at the far extent of the garden is a large summerhouse/office.

Accommodation In Detail

Upvc double glazed entrance door leading to:

Entrance Lobby 2.38m x 1.44m (7'10" x 4'8")

having Upvc double glazed windows to both front and side, quality fitted oak flooring, low intensity spotlights to ceiling and obscure double glazed entrance door leading to:

Entrance Hall 3.11m x 2.60m (10'2" x 8'6")

having dog legged staircase rising to first floor, coving to ceiling, low intensity spotlights to ceiling, one central heating radiator, Upvc double glazed window to front elevation and thermostatic control for central heating.

Guest Cloak Room

having corner wash basin, low level wc, coving to ceiling and fitted extractor vent.

Reception Room 4.57m x 5.20m (15'0" x 17'1")

having stunning dressed brick fireplace with oak mantle over and Rivened hearth together with inset Stovax log burner, two obscure double glazed windows to either side of chimney breast, one central heating radiator, coving to ceiling, sliding double glazed patio doors opening out to the rear patio and oak bi-fold doors opening into:

Front Reception Room 4.59m x 3.37m (15'1" x 11'1")

having large Upvc double glazed picture window to front elevation, one central heating radiator and coving to ceiling.

Kitchen 3.33m x 5.27m (10'11" x 17'4")

having a range of medium oak effect base and eye level units with complementary rolled edged working surfaces, stainless steel sink and draining unit, four ring gas hob with extractor over, integrated fridge/freezer, double oven, plumbing for automatic washing machine and dishwasher, fitted breakfast bar, wall mounted Worcester gas fired central heating boiler, one central heating radiator and coving to ceiling.

Reception Room Three/Study 2.60m x 2.70m (8'6" x 8'11")

having coving to ceiling and one central heating radiator.

Recently Finished Rear Reception Room 5.76m x 3.75m extending to 5.33m

having obscure Upvc double glazed door to side elevation, Upvc double glazed window to further side, two central heating radiators, low intensity spotlights to ceiling, Herringbone patterned flooring, two Velux double glazed rooflights, wired sound system, large double glazed lantern and bi-fold doors opening out to the rear garden.







On The First Floor

Impressive Galleried Landing 3.57m x 2.66m extending to 4.40m

having coving to ceiling, low intensity spotlights to ceiling, fitted smoke alarm, one central heating radiator, access to loft via a timber ladder and large double airing cupboard with extensive shelving.

Master Bedroom 3.92m x 4.51m (12'11" x 14'10")

having Upvc double glazed window overlooking the rear garden, one central heating radiator, coving to ceiling and range of two double built-in wardrobes.

En-Suite Shower Room 2.70m x 2.67m (8'11" x 8'10")

having 'His & Hers' vanity units with drawers under, low level twin flush wc, over-sized shower enclosure with thermostatically controlled Drenche shower, low intensity spotlights to ceiling, chrome ladder towel radiator and obscure Upvc double glazed window to rear elevation.

Bedroom Two 3.31m x 5.27m (10'11" x 17'4")

having dual aspect windows to front and rear elevations, coving to ceiling and one central heating radiator.

Bedroom Three 2.58m x 3.77m (8'6" x 12'5")

having Upvc double glazed window to front elevation, one central heating radiator and coving to ceiling.

Bedroom Four 2.12m x 3.42m (7'0" x 11'2")

having Upvc double glazed window to front elevation, one central heating radiator, coving to ceiling and built-in wardrobe.

Bathroom

having three piece suite comprising panelled bath with Birstan mixer taps and Birstan Drenche shower over, low level wc, vanity wash basin with cupboards under, obscure Upvc double glazed window to side elevation, heated ladder towel radiator and low intensity spotlights to ceiling.



Outside

A sweeping driveway provides extensive parking for numerous vehicles and space for caravan/motorhome. The driveway leads to a large detached building which comprises: - large garage and utility area together with an annexe. To the rear is a large flagged patio, shaped artificial lawn with borders to either side and two further paved seating areas. There is a large summerhouse/worktop at the far extent of the garden and external water supply.

Double Garage 6.80m x 5.12m (22'4" x 16'10")

having electric up and over garage door, extensive lighting and utility area with hot and cold running water and plumbing for automatic washing machine together with understairs hot water cylinder.

Annexe having obscure Upvc double glazed door leading to:

Entrance Hall

having staircase rising to first floor, large full height storage cupboard, Upvc double glazed window and fitted Haverland electric panel heater.

On The First Floor

Open Plan Living Kitchen 4.70m x 4.11m (15'5" x 13'6")

(to 1m height) having four double glazed Velux rooflights (all with integrated blinds), low intensity spotlights to ceiling, fitted smoke alarm, access to eaves storage space and Haverland electric panel heater.

Kitchen Area

having an extensive array of white gloss base units with complementary marble effect working surfaces, four ring electric hob, enamel sink and draining unit with swan neck mixer taps and low intensity spotlights to ceiling.

Bedroom 1.90m x 3.14m (6'2" x 10'4")

having Upvc double glazed window to front elevation, low intensity spotlights to ceiling and two double built-in wardrobes together with drawer unit.

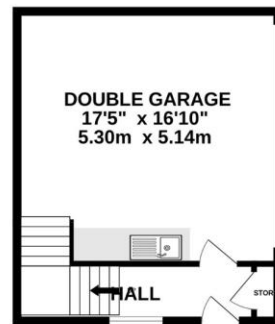
Shower Room

having suite comprising shower enclosure with glass and chrome sliding door and Drenche shower, low level wc with concealed cistern, vanity wash basin, double glazed Velux rooflight (with integrated blind), low intensity spotlights to ceiling, fitted extractor vent and heated chrome ladder towel radiator.

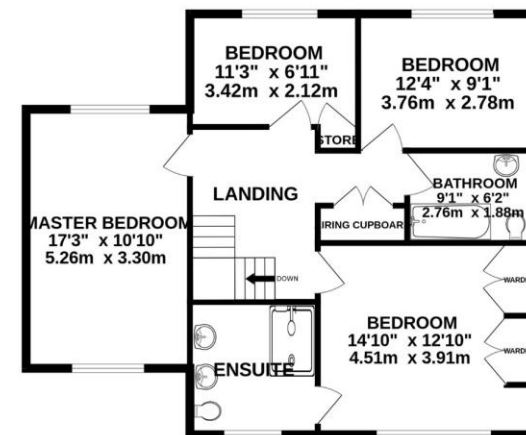
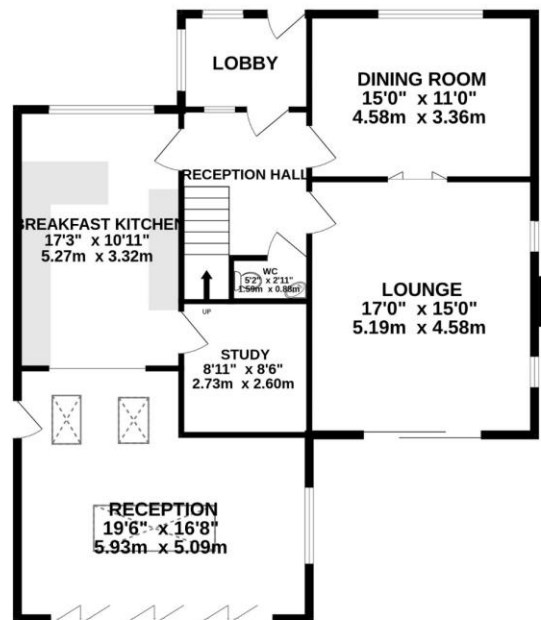


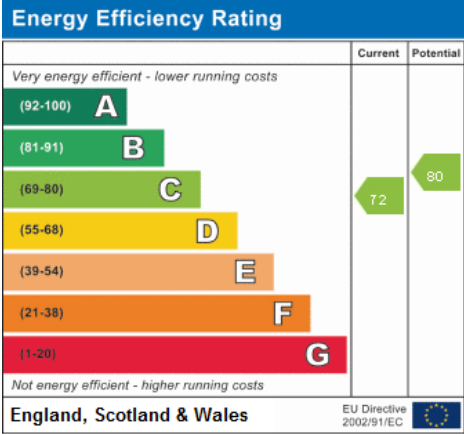
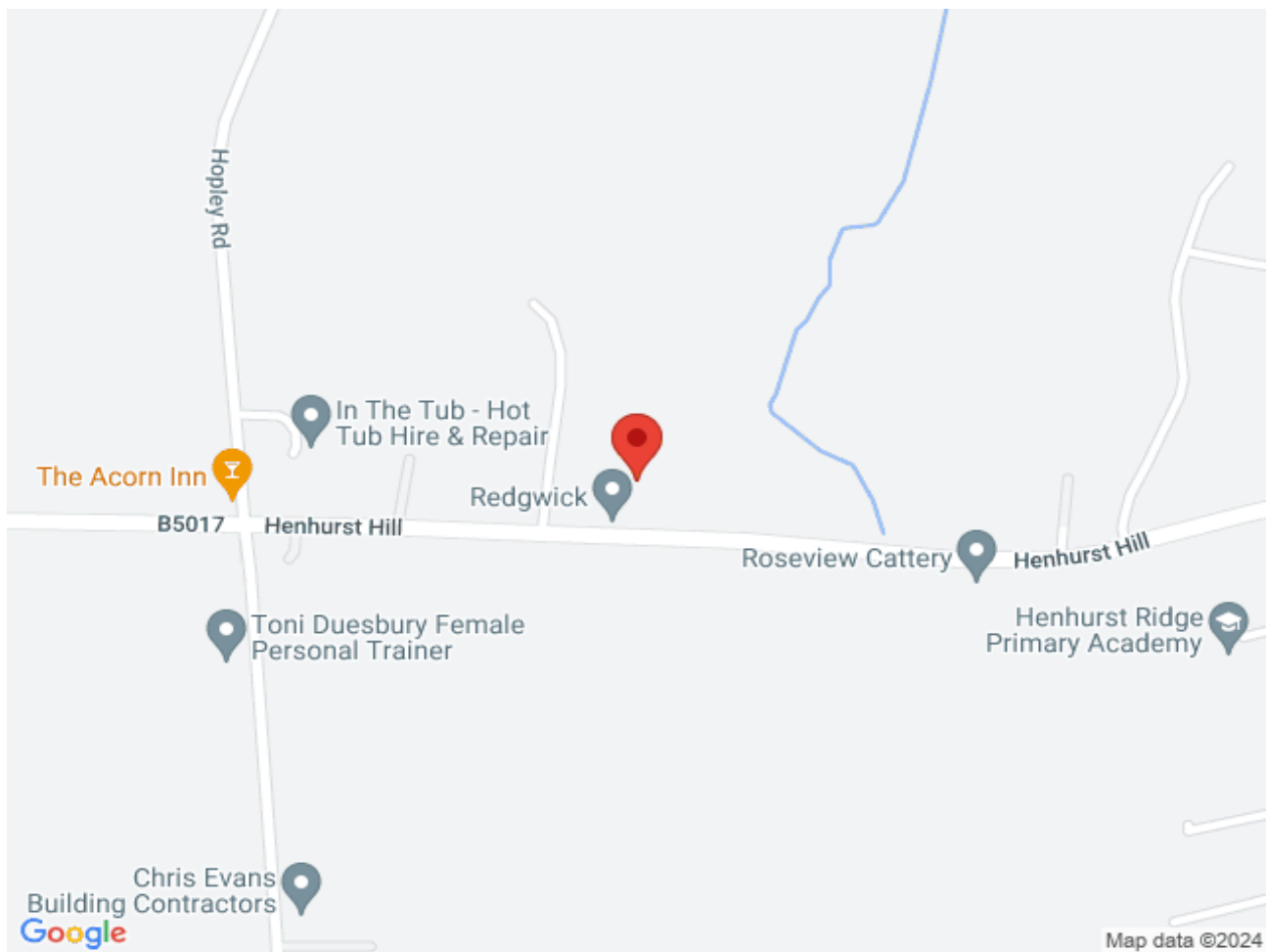


GROUND FLOOR



1ST FLOOR





Address:
151 Henhurst Hill

Services

All mains services are believed to be connected to the property.

Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

Tenure

Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.