



Henhurst Hill, Burton-on-Trent



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Guide price £285,000



Key Features

- Traditional Semi Detached Home
- Backing Onto Open Fields
- Immediate Vacant Possession
- Substantially Extended To Rear
- Upvc Double Glazing & Gas Fired Central Heating
- Highly Regarded Residential Location
- EPC rating D
- Freehold





Situated in this most popular residential position and backing onto open fields to the rear this traditionally constructed bay windowed semi detached home is sure to be of interest to a discerning buyer. The well presented home, whilst dated in some areas, offers great potential and in brief comprises: - entrance porch, entrance hall, bay windowed front sitting room, rear sitting room with archway leading through to the kitchen, lobby with guest cloaks and utility room off, garden room and on the first floor a landing leads to three well proportioned bedrooms and re-fitted shower room. Outside to the front is a mainly lawned fore garden and a sweeping driveway leads to a garage. To the rear is a tremendous garden featuring a large patio, large lawned area, vegetable and growing beds. The garden backs onto open fields.

Accommodation In Detail

Upvc entrance door with double glazed light to side leading to:

Entrance Lobby

having Terracotta style ceramic tiling to floor and obscure Upvc double glazed entrance door leading to:

Entrance Hall

having staircase rising to first floor, obscure Upvc double glazed window to side elevation, fitted smoke alarm, one double central heating radiator and useful understairs store/pantry with extensive shelving, fitted thrall and obscure double glazed window to side elevation,

Front Sitting Room

having Upvc double glazed bay window to front elevation, feature mahogany effect fireplace with marble backplate and hearth together with inset Living Flame gas fire, coving to ceiling and one double central heating radiator.

Rear Sitting Room

having one double central heating radiator, coving to ceiling, Upvc double glazed French doors opening through into conservatory and archway opening into:

Fitted Kitchen

having a lovely array of chestnut fronted base and eye level units with complementary rolled edged working surfaces, stainless steel sink and draining unit, Upvc double glazed window to side elevation, Terracotta style ceramic tiling to floor and half glazed doorway leading to:

Conservatory

with Upvc double glazed French doors together with double glazed units to either side, fitted wall light points.

Passageway

with guest cloak room off.

Guest Cloak Room

having wall mounted wash basin, low level wc, one central heating radiator, fitted extractor vent and Terracotta style tiling to floor.

Utility Room

having range of chestnut effect base and eye level units with complementary rolled edged working surfaces, plumbing for washing machine, Terracotta style tiling to floor, one central heating radiator, Upvc double glazed window to rear elevation and half double glazed door leading out to the side patio.

On The First Floor

Landing

having Upvc double glazed window to side elevation.

Bedroom One

having Upvc double glazed walk-in bay window to front elevation, one double central heating radiator, extensive range of built-in wardrobes with cupboards over and range of fitted drawers.





Bedroom Two

having one double central heating radiator and Upvc double glazed window to rear elevation.

Bedroom Three

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

Re-Fitted Shower Room

having over-sized shower enclosure with thermostatically controlled shower, low level wc with concealed cistern, vanity wash basin, large cupboard containing Ideal Logic gas fired central heating boiler, one double central heating radiator, obscure Upvc double glazed window to rear elevation and full tiling complement to two walls.

Outside

The property is set back from the road behind a deep fore garden which is mainly laid to lawn, a sweeping tarmac driveway provides parking for numerous vehicles and leads to a brick built garage with garage doors to front and rear, lighting and water supply. To the rear is a large extensive flagged patio, beyond which lies a substantial garden screened by timber fencing to the left and rear and privet hedging to the right. The garden is flanked by a central pathway and features planting areas, mature apple tree, greenhouse and two sheds.



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

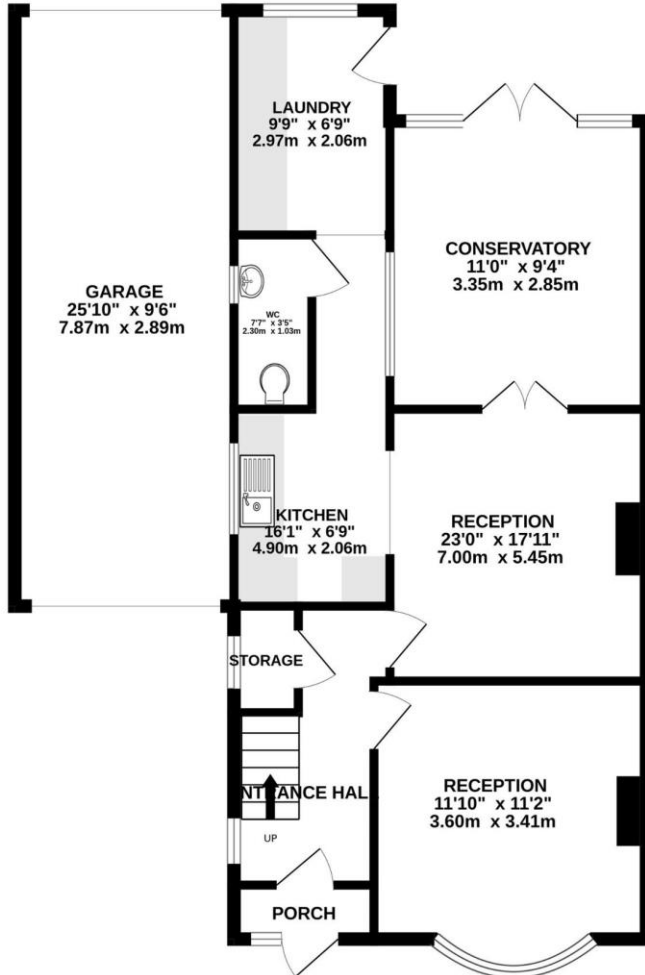
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note 0.00m x 0.00m (0'0" x 0'0")

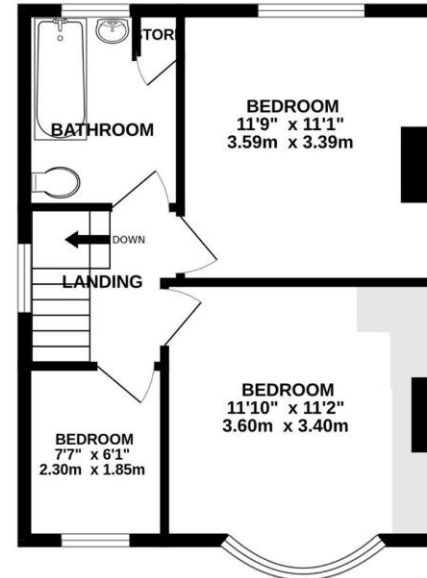
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.



GROUND FLOOR
912 sq.ft. (84.7 sq.m.) approx.



1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 1322 sq.ft. (122.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
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