Henhurst Ridge

Burton-on-Trent, DE13 9TQ

This lovely semi detached home stands on a superb plot with a large 27’8 x 8’7 detached single garage, long drive and spacious accommodation featuring a breakfast kitchen, lounge, two ground floor bedrooms, utility/guest WC, generous first floor master with built in storage and a shower room.

£237,500

John German

Set in an established location, this semi-detached is an ideal family home with a primary school just a stones throw away, or ideal home to downsize to, with a flexible layout featuring ground and first floor bedrooms.

The house stands on a good size garden plot with a long drive leading down the side of the property to an oversized detached garage - perfect for a variety of uses.

The front door opens into the hall which leads into a light and spacious lounge with window framing views to front.

To the left is a well appointed breakfast kitchen with an integrated oven and hob, space for further appliances, window to front and a useful side door to the driveway.

There are two ground floor bedrooms, the first of which could also be used an extra reception room with French doors to the garden. The second is situated off an inner hall and is a generous double.

Completing the ground floor is a handy utility room/guest WC with base units, space for a washing machine and door to side.

To the first floor, the landing has a good size storage cupboard and a door to a large master bedroom with built-in wardrobes, plus a shower room with a built-in cupboard.

There are gardens to both front and rear, with a side entrance via a gate from the drive.

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 & garage
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Gas
(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 C
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/18082025
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Approximate total area(1)
1090 ft²
101.3 m²

Reduced headroom
13 ft²
1.3 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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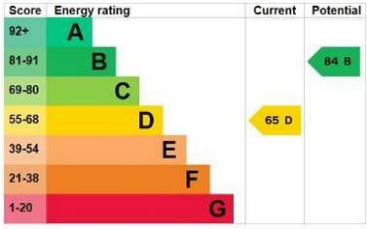

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Agents' Notes

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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.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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