





A substantial five-bedroom detached family home occupying a convenient position on Henhurst Hill, offering a generous and versatile layout across two floors. The accommodation includes two separate reception rooms, a kitchen diner, utility room, three bathrooms and an integral garage, together with a rear garden. The property also falls within the sought-after John Taylor catchment area.



Accommodation

The accommodation opens through an entrance hall providing access to the principal ground-floor rooms and staircase to the first floor.

To the front is a separate dining room, while the lounge provides a further generous reception space with doors opening directly onto the rear garden.

The kitchen diner sits towards the rear of the property and provides space for both cooking and dining, with access through to a separate utility room. A ground-floor WC completes the main living accommodation, while the integral garage provides useful additional storage and parking space.

First Floor

The first-floor landing leads to five bedrooms and the family bathroom.

The master bedroom benefits from its own en-suite shower room, while bedroom two is also served by a private en-suite bathroom. Three further bedrooms provide flexible accommodation for family, guests or home-working requirements.

A separate family bathroom serves the remaining bedrooms.

Outside

To the rear is an enclosed garden providing space for outdoor seating, entertaining and family use.



The property also benefits from an integral garage, together with off-road parking.

Location

Henhurst Hill provides convenient access to Burton-on-Trent town centre and the surrounding villages, with a range of shops, supermarkets and everyday amenities within easy reach.

The property is particularly well placed for local schooling

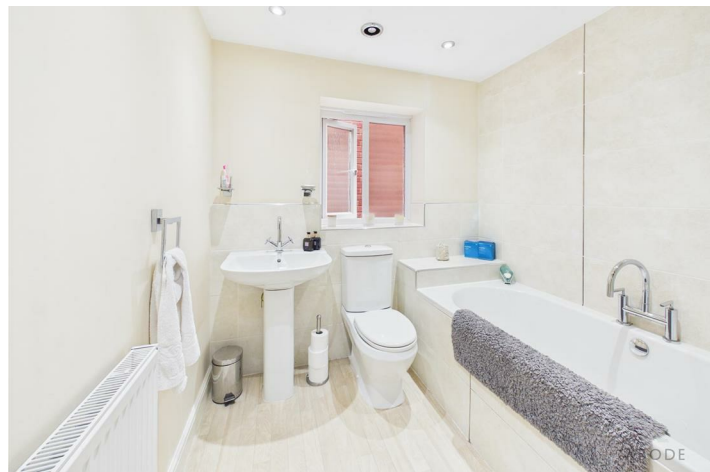






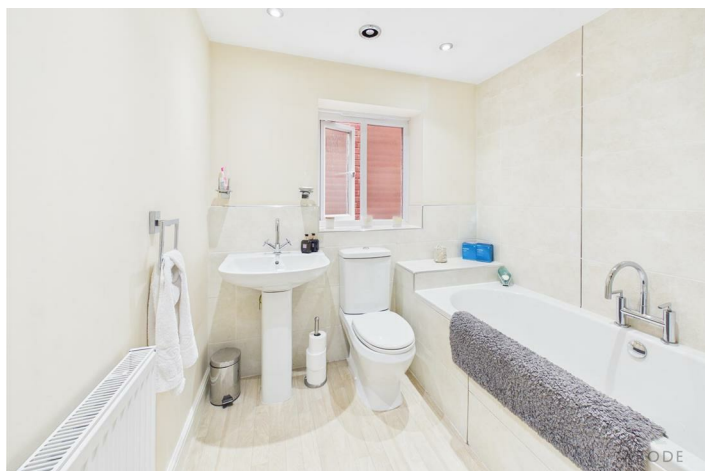
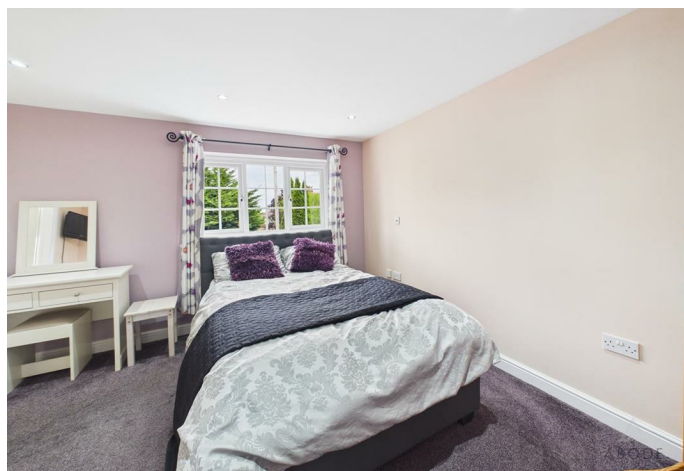
and falls within the popular John Taylor catchment area. Burton-on-Trent railway station provides connections towards Derby and Birmingham, while road links give convenient access to the wider Staffordshire and East Midlands area.

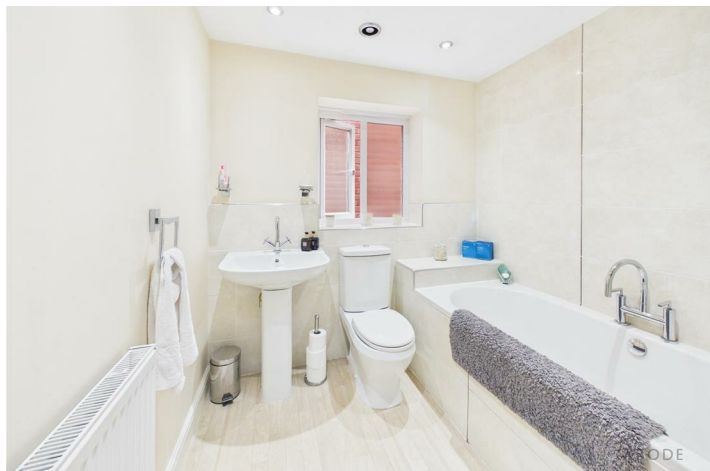


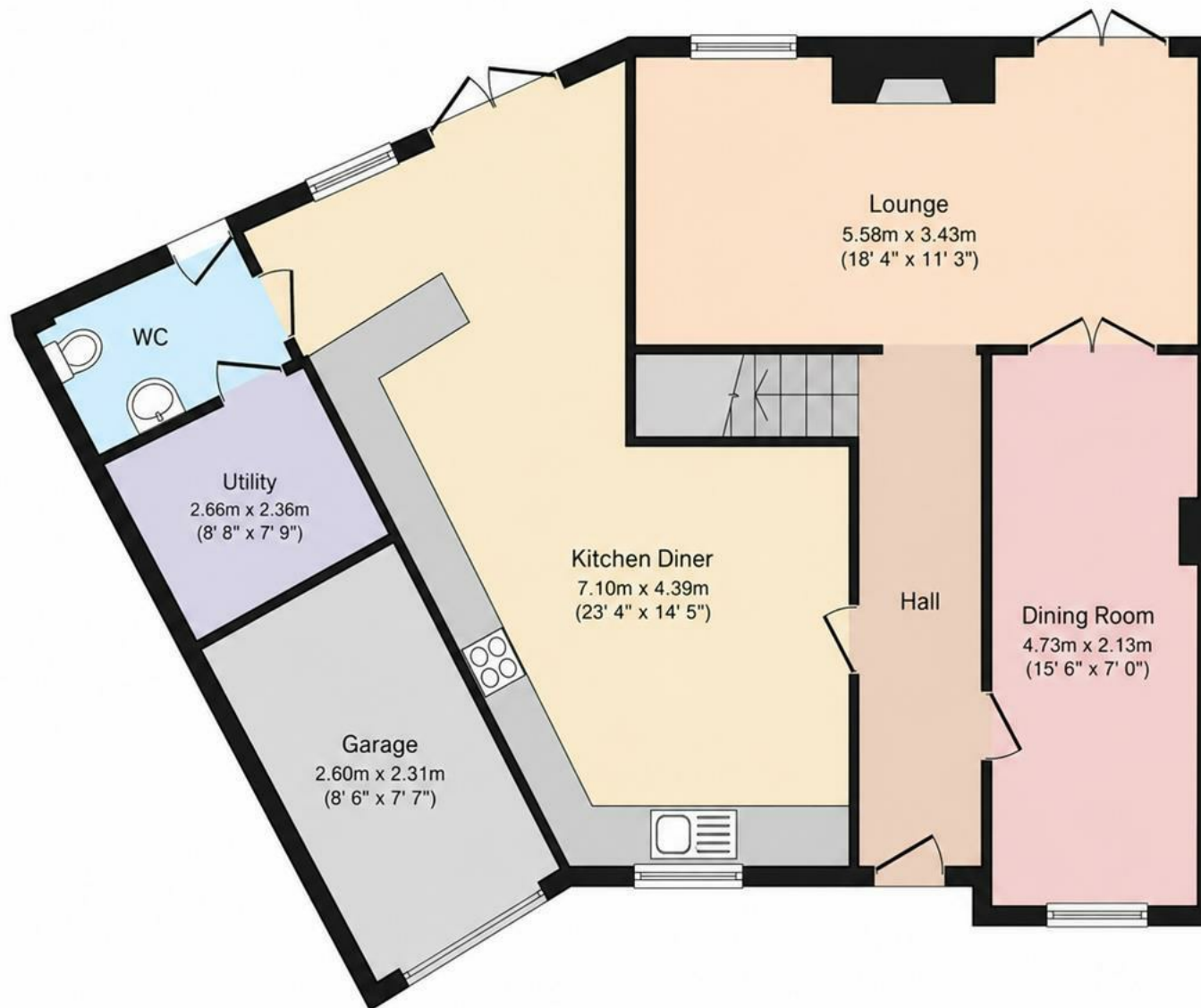




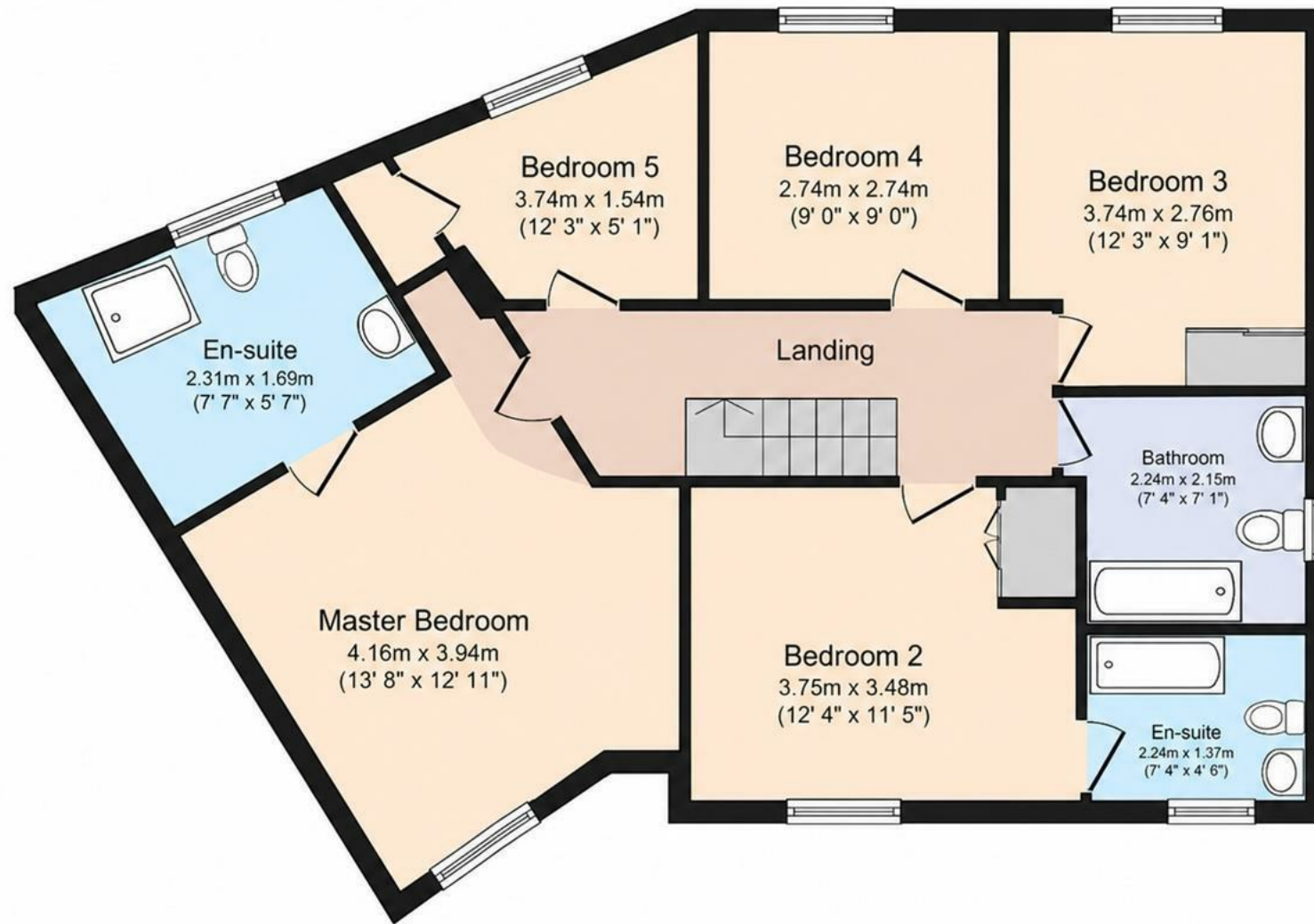




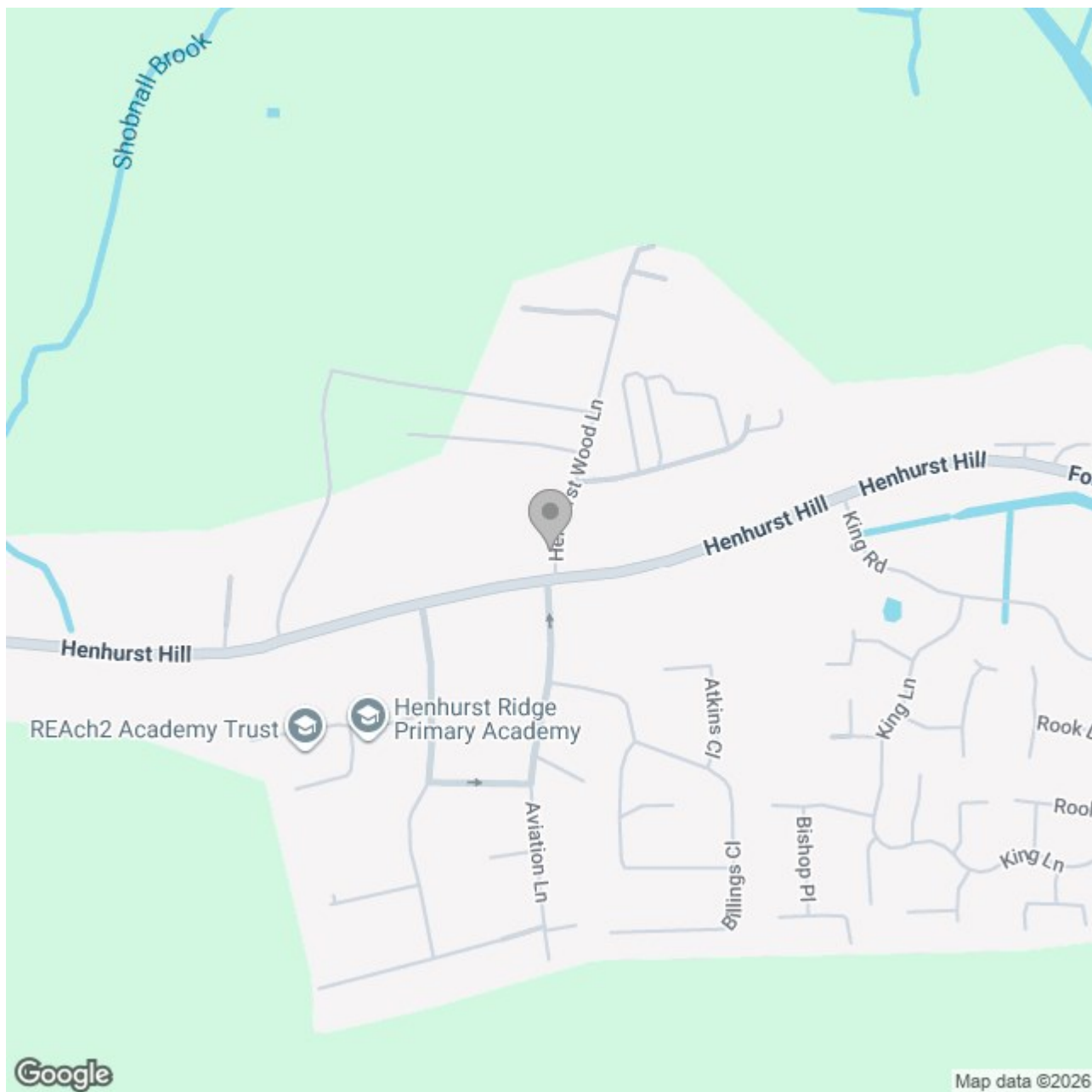




Ground Floor



First Floor



Energy Efficiency Rating

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