

Henhurst Hill, DE13 9TB  
**£295,000**





This attractive three-bedroom detached home occupies a pleasant position within a well-regarded residential area and offers well-balanced accommodation suited to modern family living. The property features two reception rooms, a contemporary fitted kitchen, ground floor WC, and a generous rear garden, along with a driveway providing off-street parking. Internally, the home is well presented throughout, with a practical layout that flows naturally from room to room.



## Accommodation

### Ground Floor

The accommodation opens into a welcoming entrance hallway, finished with wood-effect flooring and providing access to the staircase and all principal ground floor rooms. The living room is a bright and inviting space, enjoying a dual aspect feel and French doors opening directly onto the rear garden, making it ideal for both everyday living and entertaining. To the front of the property is a separate dining room, offering ample space for a family dining table and additional furniture, and providing a more formal setting for meals or gatherings. The kitchen is fitted with a modern range of wall and base units with complementary work surfaces and integrated appliances, with dual aspect windows allowing plenty of natural light. A useful ground floor WC completes the accommodation on this level.

### First Floor

The first-floor landing leads to three well-proportioned bedrooms and the family bathroom. The master bedroom is a comfortable double room, benefitting from fitted wardrobes and a modern en-suite shower room comprising a shower enclosure, wash hand basin, and WC. Bedroom two is another good-sized double room, while bedroom three offers a versatile space, ideal for use as a child's bedroom, home office, or guest room. The family bathroom is fitted with a contemporary suite including a panelled bath and separate shower enclosure, wash hand basin, and WC, finished with

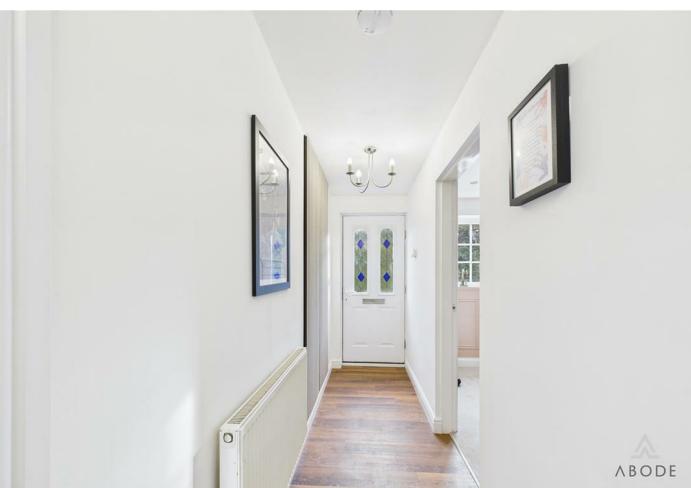
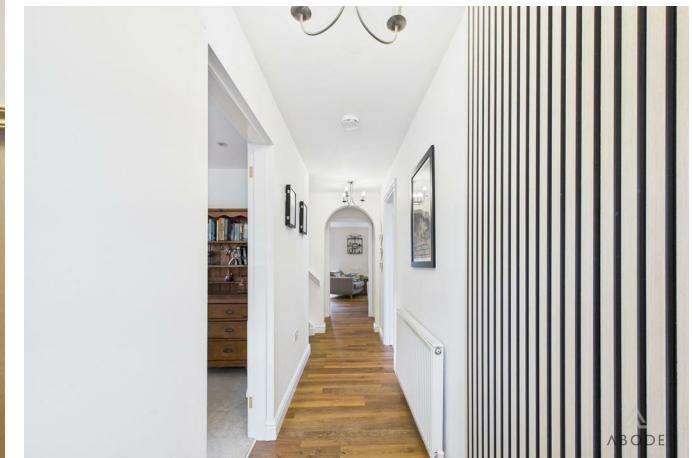


modern tiling and recessed lighting.

### Outside

To the front of the property is a driveway providing off-street parking, along with a lawned garden and established planting that enhance the property's kerb appeal. The rear garden is enclosed and enjoys a good degree of privacy, featuring a paved patio area ideal for outdoor seating, leading onto a well-proportioned lawn. The garden is particularly well suited to families and offers space for





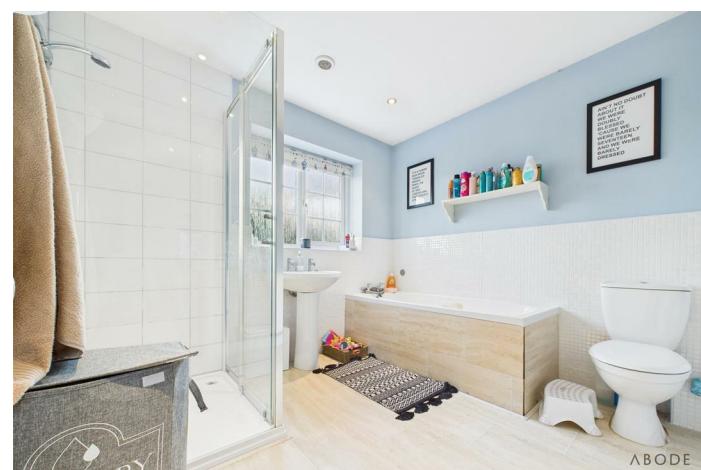


both relaxation and play.

#### Location

The property is conveniently positioned on Henhusrt hill on the outskirts of Burton-on-Trent, offering easy access to a range of local amenities including shops, schools, and leisure facilities. The town centre is within reach, while excellent road connections provide straightforward access to the A38, linking to Derby, Lichfield, and surrounding areas. Burton-on-Trent railway station offers regular services, making this an ideal location for commuters.













Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

94.7 m<sup>2</sup>

1019 ft<sup>2</sup>

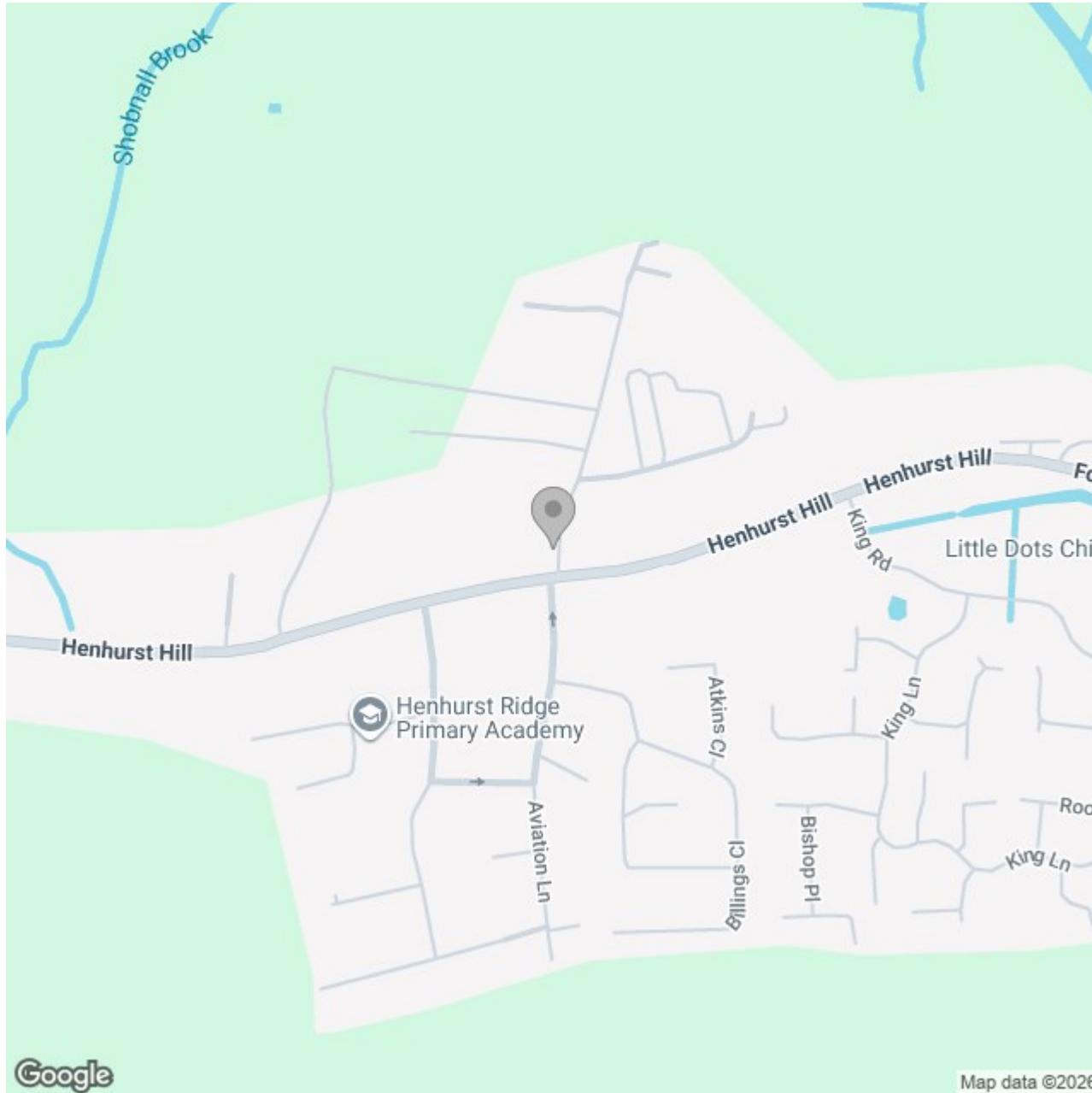
(1) Excluding balconies and terraces

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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## Energy Efficiency Rating

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