23 Henhurst Ridge, Burton on Trent, DE14 9TH

PH RESIDENTIAL

Ideally positioned on a quiet road is this immaculately presented semi detached dormer bungalow, offering generously proportioned interiors, four double bedrooms and a prime location being within a convenient walk of local amenities, an excellent primary school and the market town centre. Being presented to a superb standard throughout, this deceptively spacious family home has been thoughtfully remodelled and refurbished, offering plenty of space for either a growing family or as a generous downsize into this popular and quiet location. The entrance hall opens into a spacious lounge, with a dining kitchen extending across the rear of the property. The layout has been remodelled to create four good sized bedrooms, one of which is a double bedroom with en suite set to the ground floor. To the first floor there are three double bedrooms sharing use of a modern shower room with marble topped wash basin. Outside, there is parking for two vehicles as well as neatly tended gardens which offer potential to extend the parking, and a large tandem garage provides a useful utility space and an area currently used as a home gym. The rear garden extends to a good size and is beautifully tended, being an ideal space to enjoy the peaceful location. The property is serviced by mains gas central heating and double glazed windows, and an EV charging point is included in the sale.

Situated conveniently on the borders of Burton on Trent, the property benefits from every day amenities within walking distance, as well as the much desired John Taylor School catchment and surrounding countryside and leisure pursuits on the doorstep. The location provides easy access to the nearby market town centre where there are a range of restaurants, shopping centres, gyms and more, as well as to the Shobnall leisure centre and fields. The surrounding villages of Barton under Needwood and Tatenhill also offering thriving communities tailored to family life, traditional pubs and year-round events, and the property is well placed for schooling, with Henhurst Ridge Primary being within few minutes' walk. the primary school feeds into John Taylor Academy in Barton under Needwood, and the John Taylor Free School is also within a few minutes drive. The property benefits from swift access to commuter routes including the A38, A50 and A444, the local rail station provides rail travel to locations including Derby and Birmingham, and there are a number of public bus routes running close by.

- **Semi Detached Dormer Bungalow**
- **Generously Appointed & Immaculately Presented**
- **Ideal Family Home/Spacious Downsize**
- **Walking Distance to Local Amenities & Primary School**
- **Spacious Lounge & Reception Hall**
- **Family Dining Kitchen**
- **Ground Floor Bedroom with En Suite**
- **Three Further Double Bedrooms**
- **Luxurious Shower Room**
- **Beautifully Tended Rear Gardens**
- **Parking & Open Outlook to Front**
- **Tandem Garage with Utility Space**
- **John Taylor School Catchment**
- **Well Placed for Commuter Routes & Rail Travel**

The front door opens into the **Entrance Hall,** which opens in turn into:

Lounge 5.5 x 3.24m (approx. 18'0 x 10'7)
A generous and immaculately presented reception room having a window to the front and bespoke fitted storage. A door opens to the inner hallway, and pocket doors open into:

Dining Kitchen 6.15 x 3.0m (approx. 20'2 x 9'9)
Extending across the rear of the property, this modern family space has double doors from the Dining Room opening out to the rear gardens, enjoying a pleasant outlook towards mature trees. the Kitchen is fitted with a range of wall and base units with solid oak work surfaces over, housing an inset one and a half sink with side drainer and integrated appliances including dishwasher, fridge

and double oven with a gas hob above. A window faces the rear aspect, and a door opens into:

Rear Hall
With tiled flooring and stairs rising to the first floor. a door also opens into the **Tandem Garage** which houses a useful **Utility** space with provisions for a washing machine, tumble dryer and fridge freezer

A door from the **Lounge** opens into:

Master Bedroom 3.83 x 2.45m (approx. 12'6 x 8'0) – max
A double bedroom suite having a window with shutters to the front and both double and single fitted wardrobes. With private use of:
En Suite 1.67 x 1.35m (approx. 5'6 x 4'5)
Comprising wash basin set to vanity unit, WC and corner shower, with tiled flooring, half tiled walls and a heated towel rail

Stairs rise to the first floor **Landing** 5.4 x 2.1m (approx. 17'9 x 6'10), where there is a skylight to the front and a door opens to useful eaves storage. Doors open into:

Bedroom Two 4.36 x 2.5m (approx. 14'3 x 8'2)
A spacious double room having a window to the front enjoying a pleasant open outlook

Bedroom Three 4.14 x 3.40m (approx. 13'7 x 11'2)
With a window to the rear overlooking the gardens and mature trees beyond

Bedroom Four 3.11 x 2.53m (approx. 10'2 x 8'3)
Having a window to the rear with fitted shutters

Shower Room 4.03 z 1.35m (approx. 13'2 x 4'5)
Comprising wash basin set to marble topped vanity unit, WC and double shower, with tiled splash backs, a heated towel rail and an obscured window to the side

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Property For Sale:

Floor Area: 1,173ft²

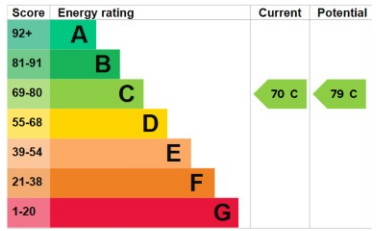
Outside

The property is set on a quiet crescent, enjoying a pleasant open outlook over neighbouring gardens to the front. There are well tended gardens as well as parking for two vehicles, and an EV charging point is included in the sale

Tandem Garage 8.44 x 2.25m (approx. 27'8 x 7'4)
Having double entrance doors to the front, a courtesy door to the rear, power and lighting. The garage currently houses a gym and a useful utility space

Gardens

The rear garden extends to a good size, being laid to a paved terrace and well tended lawns bordered by neatly stocked flower beds. There is exterior water and lighting and the shed is as separate negotiation in the sale



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Ph SW 24.06.2026