

Henhurst Hill

Burton-on-Trent, DE13 9SY



This charming 1930s semi-detached home is situated on the ever-popular Henhurst Hill, enjoying a sought-after residential position with a wonderful outlook to the rear over open fields. Offering generous internal proportions and an exceptional rear garden, this is a superb opportunity for families or buyers seeking space both inside and out.

Guide Price £295,000

John German 

Approaching the property, you are greeted by a driveway providing off-road parking for several vehicles, setting the tone for the practicality this home offers.

Upon entering, a generous entrance hallway welcomes you, complete with an understairs storage cupboard. To the left is the impressive living space, which spans the full length of the property. Currently arranged as a formal dining area to the front and a cosy sitting room to the rear, this versatile room is perfect for both everyday living and entertaining. The sitting area features a beautiful log burner, creating a warm and inviting focal point, along with French doors that open directly onto the rear garden.

The galley kitchen is fitted with ample wall and base units along both sides and the rear, offering excellent storage and preparation space. There is space for a washing machine, undercounter fridge and freezer, and a cooker with fitted extractor fan above. Generous worktop space and a pleasant rear window overlooking the garden complete this practical and well-designed space.

To the first floor are three well-proportioned bedrooms. The rear bedroom is a comfortable double with additional space for bedroom furniture and enjoys a delightful rear aspect, overlooking not only the garden but also the attractive open fields beyond. The front bedroom is of a similar size, providing another excellent double room enhanced by a traditional 1930s bay window. The third bedroom makes an ideal single bedroom, study or hobby room depending on individual requirements.

The family bathroom comprises a shower cubicle, bath, WC and hand wash basin, along with a useful storage cupboard for linen and bathroom essentials.

The true standout feature of this home is the impressive rear garden. Beginning with an initial patio seating area, the garden extends into a long lawn bordered by fantastic trees and mature shrubbery, creating a private and established feel. The length of the garden allows for multiple seating areas, entertaining spaces, vegetable patches or play areas, offering enormous potential and flexibility.

Further enhancing the property is a large, detached garage which steps down to an additional rear garage/workshop - a brilliant addition for car enthusiasts, hobbyists, or those in need of substantial storage or workspace.

Henhurst Hill is a highly regarded residential location within Burton-on-Trent, popular with families due to its convenient access to local amenities, countryside walks and excellent transport links. The property is situated within the school catchment for the highly sought-after John Taylor Free School, further adding to its appeal for those looking to secure a home in a desirable educational area.

A viewing is highly recommended to fully appreciate the space, character and exceptional outdoor offering this 1930s home provides.

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. The property is not registered with Land Registry and will require a first registration on sale, for which most solicitors will make an additional charge.

Property construction: Standard

Parking: Drive and garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains 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: JGA24022026

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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