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Henhurst Hill, DE13 9SU

Asking Price £300,000

https://www.abodemidlands.co.uk

This traditional three-bedroom semi-detached home occupies a generous plot on Henhurst Hill, offering an excellent opportunity for buyers seeking space both inside and out. The property features well-proportioned accommodation throughout, including two reception rooms and an extended kitchen/diner, whilst externally benefiting from a substantial rear garden backing onto open fields, creating a particularly attractive outlook. With ample off-street parking, garage and further potential to enhance, this is a superb home suited to a range of buyers.

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Accommodation

Ground Floor

The accommodation begins with a welcoming entrance hallway, featuring characterful tiled flooring and stairs rising to the first floor, with doors leading through to the principal living spaces.

To the front elevation sits a spacious living room with a bay window allowing for plenty of natural light, complemented by a feature fireplace incorporating a log burning stove, creating a focal point to the room. A second reception room provides a versatile additional living space, also benefiting from a fireplace with log burning stove and views over the rear garden, making it ideal as a snug or family sitting room.

To the rear of the property, the home opens into an extended kitchen/dining area. The kitchen is fitted with a range of wall and base units with work surfaces over, incorporating space for appliances. This area flows through into a dining space with roof lights and French doors opening out onto the garden, creating a bright and airy environment ideal for both everyday living and entertaining.

First Floor

The first floor landing provides access to three bedrooms and a well-appointed shower room.

The master bedroom is a generous double room positioned to the front elevation, featuring a bay window and ample space for bedroom furniture.

The second bedroom is also a good-sized double, enjoying attractive views over the rear garden and open countryside beyond. The third bedroom is a single room, ideal as a home office or nursery.

The shower room is fitted with a modern suite comprising a shower enclosure, wash hand basin, and low-level WC, with complementary tiling.

Outside

To the front, the property benefits from a driveway providing off-street parking, with side access leading to the garage.

The rear garden is a standout feature of the home, being particularly generous in size and offering a high degree of privacy. It is mainly laid to lawn with established planting, vegetable beds, and a patio seating area adjacent to the property. The garden backs directly onto open fields, providing far-reaching views and a pleasant rural feel.

Location

Henhurst Hill is a well-regarded residential location on the outskirts of Burton-on-Trent, offering a convenient balance of accessibility and surroundings. The property is well placed for access to local amenities, including shops, schools, and everyday facilities, whilst also benefiting from excellent transport links via the A38 and A50, providing routes to Derby, Lichfield, and beyond. The nearby countryside and canal walks further enhance the appeal of the location for those seeking outdoor space.

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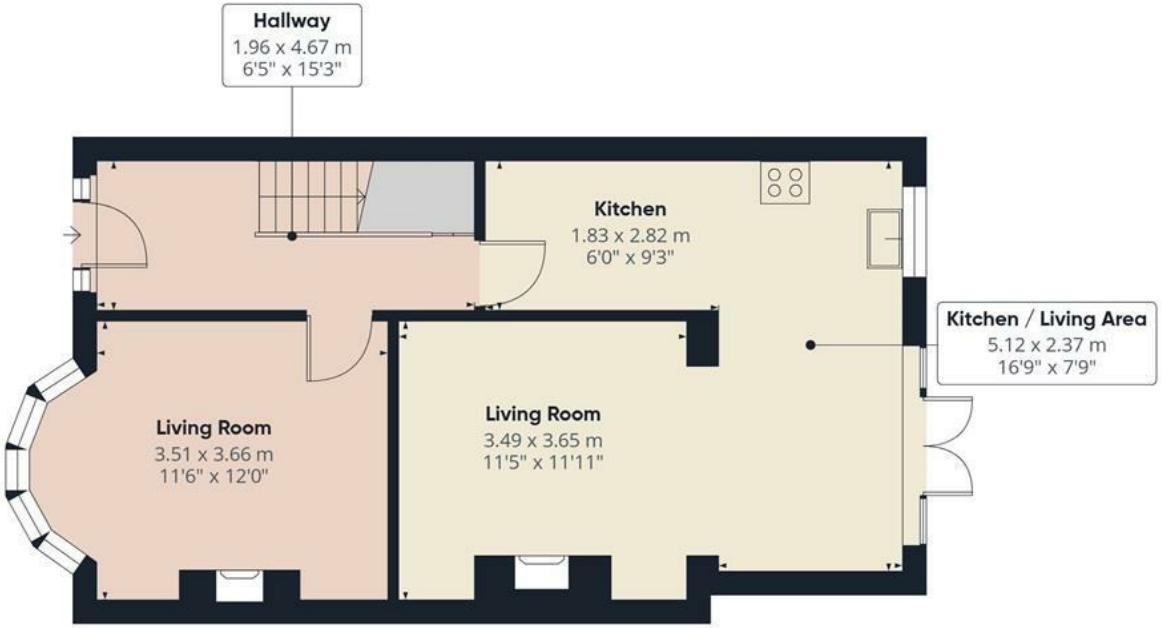

Floor 0

Floor 1

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Approximate total area(1)

91.7 m²

986 ft²

(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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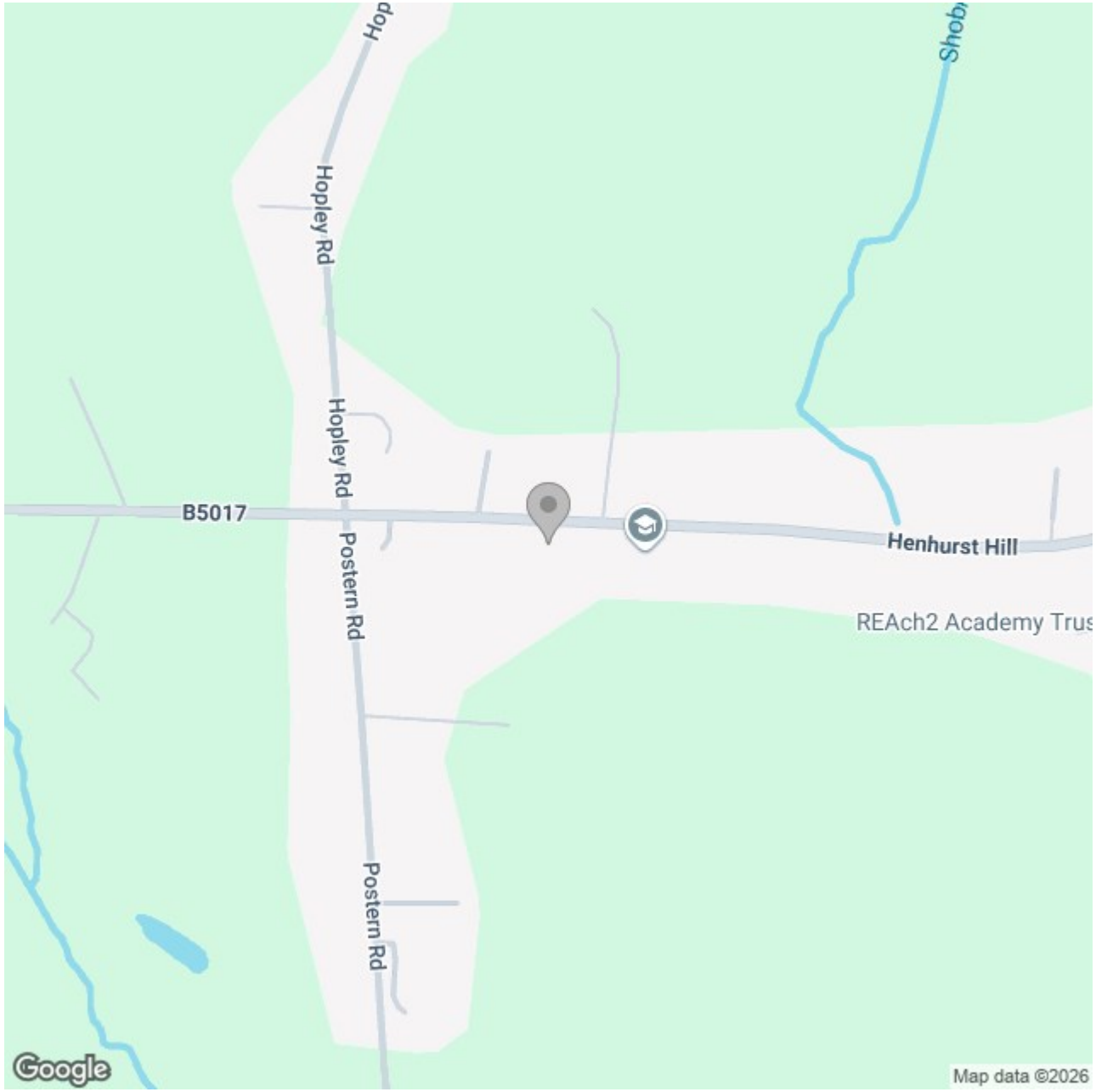

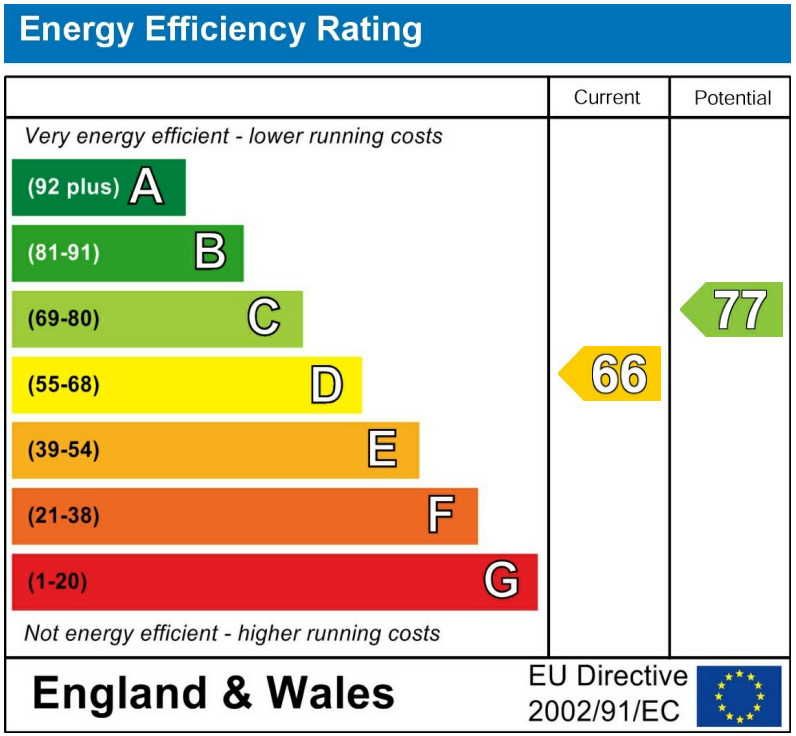

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