





Situated in a well-established and highly regarded residential area, this traditional three-bedroom semi-detached home on Henhurst Hill offers generous living accommodation, a well-proportioned plot, and a superb tiered rear garden backing onto greenery. The property provides excellent scope, making it an ideal opportunity for buyers looking to create a long-term family home. With a spacious lounge diner, extended kitchen, off-street parking, and garage, early viewing is strongly advised.



## Accommodation

### Ground Floor

The accommodation begins with an enclosed entrance porch leading through into a welcoming entrance hallway, which provides access to the principal ground floor rooms, including the WC/cloaks and stairs rising to the first floor.

To the front of the property sits a generously sized lounge diner, benefitting from a large bay window that allows plenty of natural light to fill the space. The room comfortably accommodates both living and dining furniture and features a central fireplace, creating a focal point within the room. Sliding patio doors to the rear provide direct access out to the garden, enhancing the sense of space and flow.

Positioned to the rear, the kitchen has been extended to create a larger working area, fitted with a range of wall and base units, preparation work surfaces, and space for appliances. There is ample room for informal dining, with views out over the rear garden and access to the outside.

### First Floor

To the first floor, the landing leads to three well-proportioned bedrooms and a bathroom.

The master bedroom is a particularly spacious double room, offering fitted storage and a pleasant outlook. Bedroom two is another good-sized double, positioned to the front with a bay window, while bedroom three is a comfortable single room, ideal as a bedroom, nursery, or home office.



The bathroom is fitted with a four-piece suite including a corner bath, shower enclosure, wash hand basin, and WC.

### Outside

To the front, the property benefits from a substantial driveway providing off-street parking for multiple vehicles, along with access to the garage. The frontage is well set back from the road, giving a sense of privacy.







The rear garden is a standout feature of the home, arranged over several tiers and offering a variety of seating and planting areas. Immediately to the rear is a paved patio ideal for outdoor dining, while steps lead up through landscaped sections with mature shrubs, trees, and established borders. At the top of the garden is a further lawned area with a more secluded feel, backing onto greenery and providing a peaceful outlook.

#### Location

Henhurst Hill is a popular and established residential location in Burton-on-Trent, offering convenient access to a wide range of local amenities, including shops, supermarkets, and schooling for all ages. The property is well positioned for transport links, with easy access to the A38 and A50, providing routes to Derby, Lichfield, and beyond. The area also benefits from nearby green spaces and countryside walks, making it well suited to families and those seeking a balance between convenience and outdoor living.



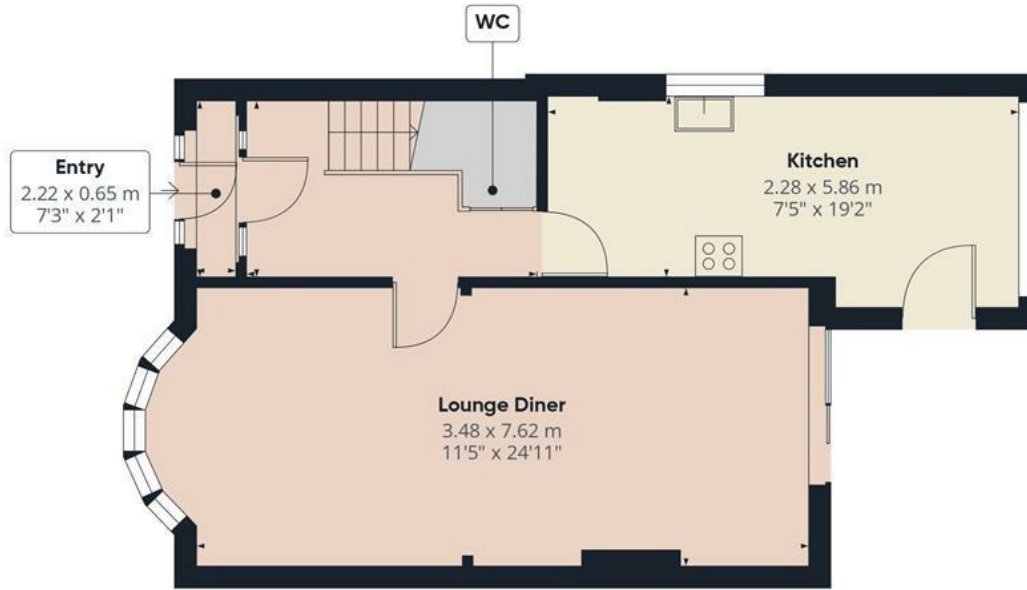












Floor 0



Floor 1



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

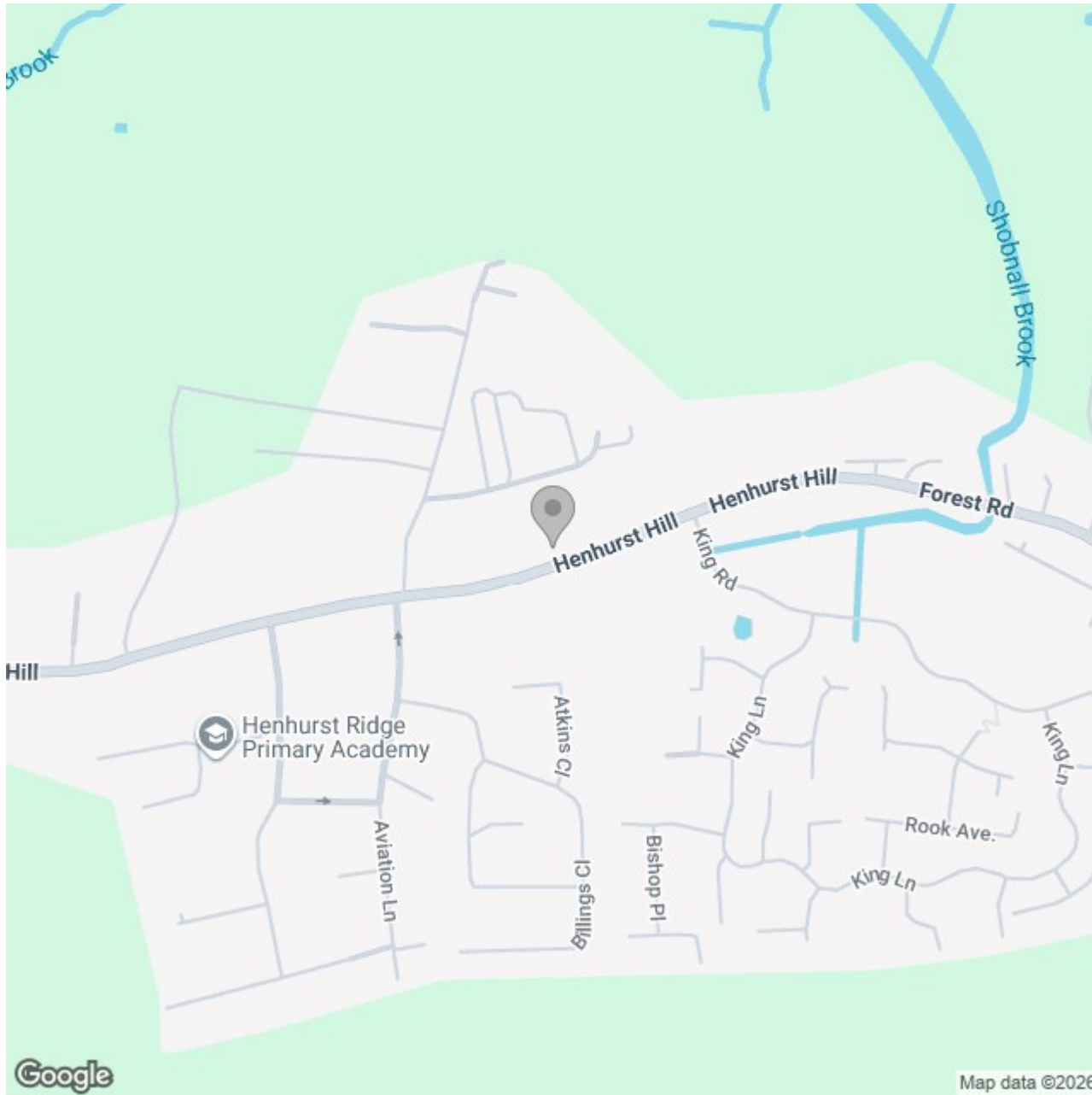
94.9 m<sup>2</sup>  
1021 ft<sup>2</sup>

(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
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	