





Positioned within a quiet cul-de-sac just off Henhurst Hill, this beautifully presented three bedroom home enjoys an enviable position with open fields. Offering a fantastic opportunity for first-time buyers, young families or those looking to downsize without compromise, the property combines well-planned accommodation with a generous rear garden and off-road parking.



## Accommodation

### Ground Floor

The accommodation begins leading into a stylish open plan kitchen diner, thoughtfully arranged to maximise both storage and workspace whilst providing a practical area for day-to-day living. A useful guest cloakroom sits just off the entrance, before the home opens into a spacious lounge positioned across the rear of the property. Flooded with natural light thanks to French doors opening onto the garden, this is an ideal space for both relaxing and entertaining.

### First Floor

Upstairs, the landing gives access to three well-proportioned bedrooms, all offering versatile accommodation to suit a range of buyers. The principal bedroom benefits from fitted wardrobes, whilst the remaining bedrooms are ideal as children's rooms, guest accommodation or a home office. Completing the first floor is a modern family bathroom fitted with a contemporary white suite.

### Outside

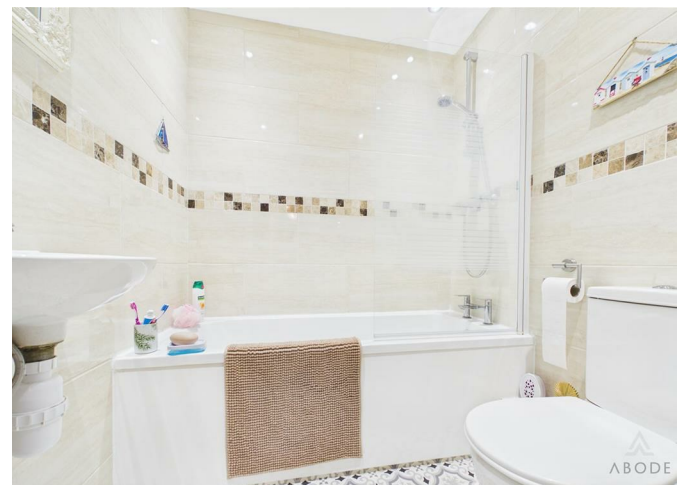
To the front, the property benefits from driveway parking. The enclosed rear garden is a particular highlight, enjoying a generous lawn, established borders and a spacious patio ideal for outdoor dining and entertaining. Extending to the side with useful shed storage and backing onto open fields, the garden provides a pleasant outlook and a greater sense of privacy.



### Location

Located just off Henhurst Hill, the property is well placed for a range of everyday amenities, highly regarded schools and excellent transport links. Burton upon Trent town centre is within easy reach, whilst nearby countryside walks and green spaces offer the perfect balance between convenience and outdoor living.





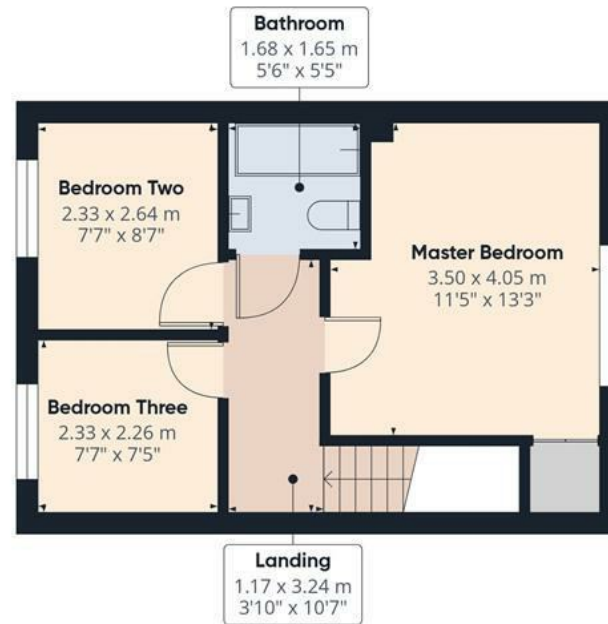




Approximate total area<sup>(1)</sup>

67.8 m<sup>2</sup>

730 ft<sup>2</sup>

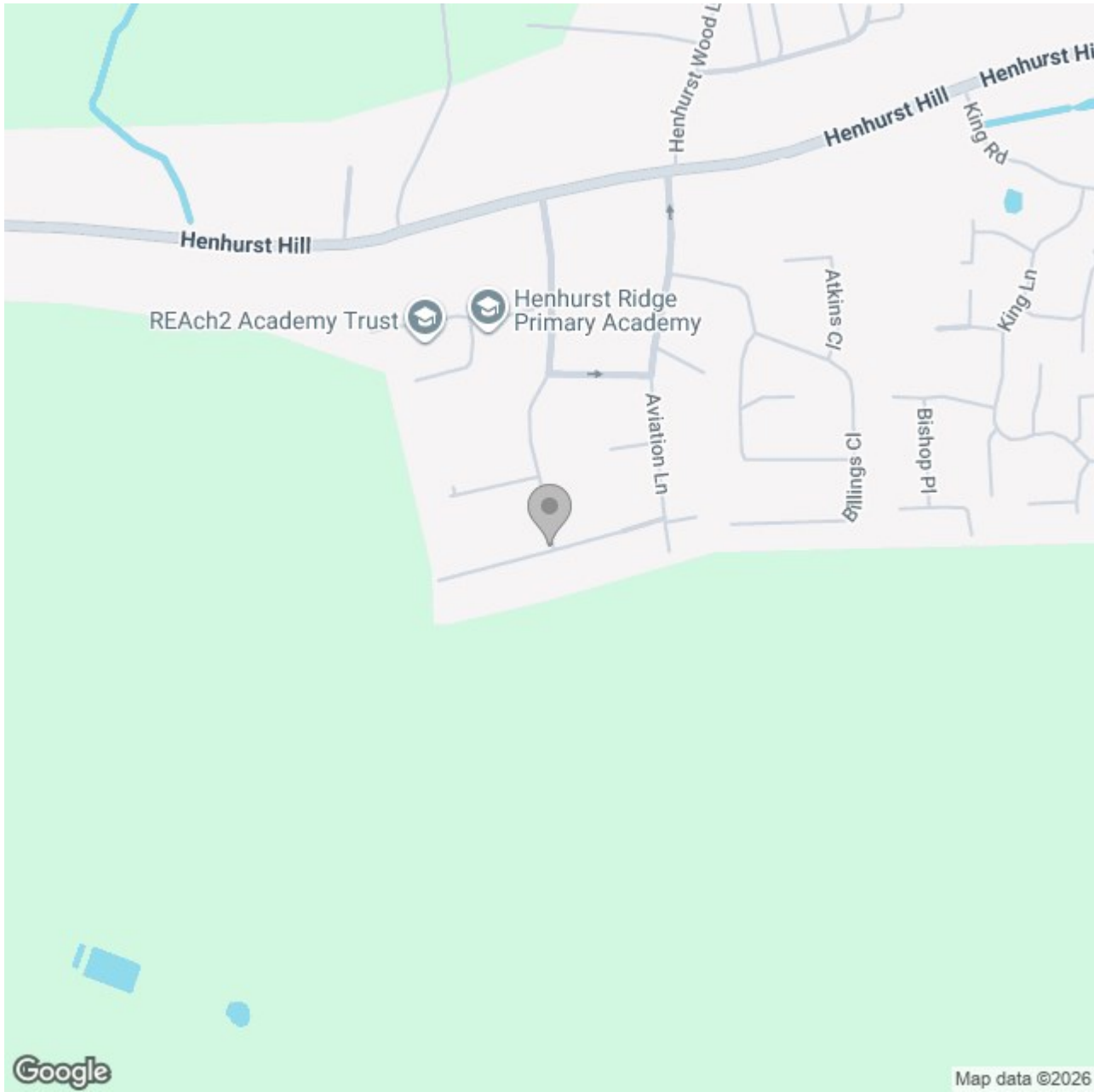


(1) Excluding balconies and terraces

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>		<b>91</b>
(69-80) <b>C</b>	<b>80</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	