





Positioned within the highly regarded Henhurst Hill area of Burton-on-Trent and within a favourable John Taylor High School catchment, this impressive four-bedroom traditional detached residence offers generous, well-appointed accommodation that's ideal for modern family life. Benefitting from a two-storey rear extension and finished to a high standard throughout, the property offers two reception rooms, an open-plan kitchen and dining area, and a beautifully landscaped garden. Set well back from the road on an elevated plot, the home also boasts a substantial driveway, garage, and a wealth of internal space—making it perfect for growing families. Viewing is highly recommended to fully appreciate the scale and quality of this exceptional home.



## Accommodation

### Ground Floor

Upon entering the home, a composite front entrance door opens into a porch area and through to the main hallway, which features a built-in cloaks cupboard and a modern guest WC. To the front of the home is a spacious living room with a curved bay window, allowing for excellent natural light and views across the mature front garden. A second generous reception room sits at the heart of the home, offering an inviting sitting or dining space with a feature log-burning stove set within the chimney breast—creating a welcoming focal point.

To the rear of the property is a beautifully designed open-plan kitchen-diner, ideal for both everyday living and entertaining. The kitchen area is fitted with a selection of modern base and eye-level units topped with work surfaces, an integrated dishwasher, and washing machine, and there is space for further appliances. A wide archway leads into the dining area, which features French patio doors that open out to the rear garden—blending indoor and outdoor living seamlessly.

### First Floor

The staircase rises to the landing which gives access to four well-proportioned bedrooms. The master bedroom is situated to the rear of the home and enjoys a peaceful garden aspect. There are two further double bedrooms—both with excellent floor space—and a fourth single bedroom, ideal for use as a nursery or home office. The first floor is served



by a stylish, modern shower room, as well as a separate re-fitted family bathroom comprising a white three-piece suite including a bath with mixer tap over, WC, and wash-hand basin set within a long vanity unit offering plenty of storage.

### Outside

Set back from Henhurst Hill in an elevated position, the property is approached via a long driveway providing







ample off-street parking and leading to a detached garage. The front elevation includes a spacious garden with mature trees and borders. To the rear, a well-established garden offers a series of inviting outdoor spaces, including a patio directly accessible from the dining area, having a covered seating area ideal for al fresco dining. Steps lead up to a shaped lawn with mature beds and fruit trees, while a further seating area lies beyond. The garden also includes a summer house, various sheds, and a timber greenhouse (potentially included), along with a vegetable plot, all providing the ideal setting for outdoor enthusiasts and gardeners alike.



Location:

Henhurst Hill is a sought-after location on the western outskirts of Burton-on-Trent, offering a semi-rural setting with excellent access to the town centre, local amenities, and transport links. The area is well regarded for its proximity to highly rated schools, making it particularly appealing to families. Burton itself provides a wide range of shopping, leisure, and dining facilities, as well as a mainline train station with regular services to Birmingham, Derby, and beyond. The nearby A38 offers convenient road access to major routes including the M6 and M1.







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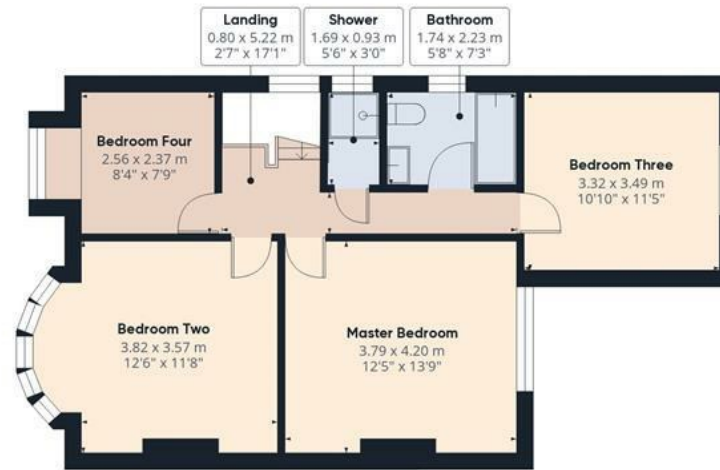
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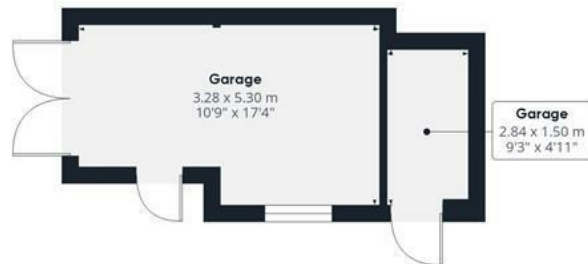




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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

151.41 m<sup>2</sup>

1629.76 ft<sup>2</sup>

**Reduced headroom**

0.72 m<sup>2</sup>

7.75 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

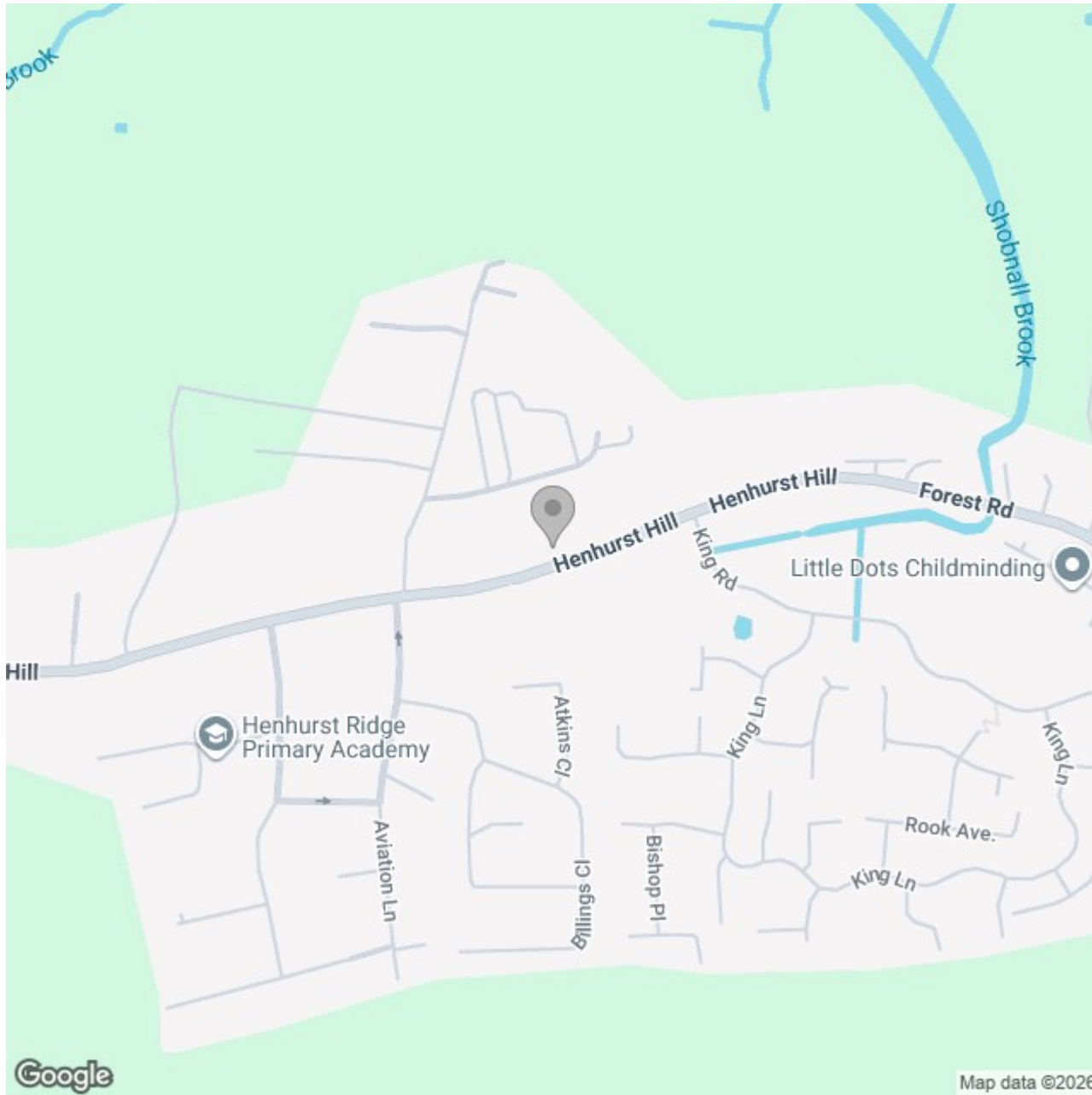
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</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	