



133 Henhurst Hill  
Burton-On-Trent  
DE13 9SX

Price Guide £495,000

- NO UPWARD CHAIN
- Impressive Traditional Detached
- Large Garden
- Oversized Garage
- Ample Parking
- Two Reception Rooms
- Conservatory
- Four bedrooms
- VIEWING ESSENTIAL

SCARGILL  
MANN & CO  
EST. 1995

## GENERAL INFORMATION

### THE PROPERTY

Set in a highly regarded non-estate location, this superb and highly impressive traditional detached family residence is offered for sale with **NO UPWARD CHAIN**. The property provides an outstanding plot with an in-and-out drive, ample parking and an oversized garage. The property offers scope for upgrading, and the large rear garden is perfect for a family to enjoy.

The property benefits from gas centrally heated accommodation with original stained glass inserts within the front windows and door. The accommodation offers an entrance hallway, lounge, separate dining room, access to a conservatory, and a fitted kitchen with pantry and w.c. To the first floor are four bedrooms, a bathroom and separate w.c. Outside is an impressive space; we can only request that parties view the property to appreciate all it offers.





## LOCATION

Henhurst Hill is a sought-after location on the outskirts of Burton upon Trent. There is good schooling for all ages, with secondary education at John Taylor High School in Barton under Needwood. It is close to the countryside for outdoor pursuits. There is good access via the A38 for onward travel, and access to everyday amenities, including shopping, cinema, restaurants, doctors, and dentists, are all within a short drive.

## OPEN PORCH

Having period flooring and attractive oak entrance door leads into ..

## ENTRANCE HALL

4.99m x 1.81m min excluding stairs 2.12m max incl (16'4" x 5'11" min excluding stairs 6'11" max incl)

The entrance door is such a lovely feature of the hall, with stained leaded light windows to the side sitting

within an oak frame, there is a further window to the side aspect and a useful under-stairs storage cupboard. Stairs rise to the first floor. Doors lead off to the inner lobby, dining room and Lounge.

## LOUNGE

4.53m excludes the bay window x 4.52m max 4.16 m (14'10" excludes the bay window x 14'9" max 13'7" )

A light room with a large bay window to the front aspect having stained glass leaded light windows. A further window to the side aspect. A feature fire surround and hearth incorporates an electric fire. There are two radiators and a ceiling light point.

## DINING ROOM

4.23m into chimney breast max x 4.23m (13'10" into chimney breast max x 13'10" )

A window looks out to the side aspect and sliding patio doors lead into the conservatory. A living flame

effect gas fire sits on a tiled slate hearth. There is a radiator and ceiling light point.

## CONSERVATORY

3.85m max x 4.23m max (12'7" max x 13'10" max)

Offering views over the rear garden with French doors giving access out onto the lawn. There are electric power points.

## INNER LOBBY

With doors to kitchen and cloakroom

## CLOAKROOM

1.18m x 1.18m (3'10" x 3'10")

Fitted with a W.C., and wall-mounted hand wash basin with tiled splash backs. The domestic hot water and central heating boiler is housed here.

## FITTED KITCHEN

3.31m x 2.87m (10'10" x 9'4" )

The kitchen is fitted with a range of base cupboards,



drawers, and matching wall-mount cabinets.

Worktops are inset with a four-ring electric hob and a one-and-a-quarter sink with a side drainer. There are integrated appliances which include a dishwasher, a double oven, and a microwave and there is space for a washing machine. A door leads out into the garden, a window offers views of the garden and a further door opens into the pantry

#### PANTRY

1.18m x 2.89m (3'10" x 9'5")

Having a window to the rear, tiled flooring and tiled shelving.

#### FIRST FLOOR LANDING

Stairs rise to the first-floor landing with a window to the side aspect and a loft access point with drop down ladder. Doors lead off to all bedrooms, bathroom, and W.C.

#### BEDROOM ONE

4.39m max 3.56m min (14'4" max 11'8" min )

A spacious and light room with a large bay window to the front and is fitted with an extensive range of wardrobes with matching bedside cabinets and a dressing table. There is a radiator, ceiling and wall light points.

#### BEDROOM TWO

3.25m min 4.24m max x 4.24m (10'7" min 13'10" max x 13'10")

A large window looks out over the rear garden. There is a fitted wardrobe, radiator and ceiling light points.

#### BEDROOM THREE

2.42m x 3.91m ( 7'11" x 12'9")

Having a window to the rear, radiator and ceiling light point.

#### BEDROOM FOUR/STUDY

2.11m x 2.32m (6'11" x 7'7" )

#### BATHROOM

2.08m x 2.87m (6'9" x 9'4" )

The bathroom is fitted with a jacuzzi bath with a separate shower over and a glazed shower screen, a vanity unit is inset with a hand basin, bidet, and a window to the rear aspect. There is a radiator and storage cupboard.

#### SEPARATE W.C.

1.17m x 1.31m (3'10" x 4'3" )

With a window to the front aspect, w.c. and ceiling light point.

#### OUTSIDE

##### FRONT

The property has a most impressive frontage with an in-and-out driveway. Ample vehicle parking, lawn and shrub borders.



## GARAGE

3.71m x 6.65m (12'2" x 21'9" )

It has twin timber doors, power, light, windows to three sides and a personal access door.

## REAR

Two wrought iron gates give further vehicular access to the side of the house and lead into the rear garden. Here is a range of brick-built outbuildings, which include a tool shed and gardener's lavatory. The garden is mature and extensive, with a sweeping lawn with a hedge boundary that creates a doorway through to a further garden space where an original war bunker can be found. Here, there is a further lawn that leads to an area that would be ideal for use as a kitchen garden. There are ample areas for greenhouses and sheds and the garden has fruit trees and, mature shrubs. It is a great area for a family to entertain in.

## TENURE

## Freehold

Our client advises us that the property is freehold. Should you proceed with the purchase of this property, this must be verified by your solicitor.

## COUNCIL TAX BAND

East Staffordshire Borough Council - Band E

## AGENTS NOTE

We advise all potential buyers to ensure they have read the environmental website with regards to flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environmental-agency>

<http://www.gov.uk/>

## VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 09/2023) /DRAFT

## CURRENT UTILITY SUPPLIERS

Water - South Staffs Water

Gas - Scottish Power

Electric - Scottish Power

Sewage - Mains

Broadband supplier

Broadband speeds

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

## CONDITIONS OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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>		66
(39-54) <b>E</b>	41	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## SALES OFFICE

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