



5 Henhurst Farm, Forest Road, Burton on Trent, DE13 9TE



A well presented detached family home set within an attractive development serviced by a private driveway, benefitting from four double bedrooms and superb outside space including secluded gardens and a double garage, half of which has been converted into a home office/playroom. The light and airy interiors have been well maintained since the property was built in 1999 and comprise briefly entrance hall, dual aspect lounge, spacious dining and living kitchen, conservatory and cloaks to the ground floor, with four double bedrooms set to the first floor serviced by a family bathroom and master en suite. Outside, a private driveway leads into the courtyard development where the property benefits from two allocated parking spaces to the fore of the garage of which half has been converted into a useful space ideal as a home office or playroom.

Situated on the outskirts of the market town of Burton on Trent, the property benefits from an open aspect to both the front and rear. The location provides easy access to an excellent range of amenities including pubs, restaurants and shopping centres including the Octagon and Coopers Square, with the Staffordshire countryside also nearby for those enjoying outdoor pursuits. The property benefits from easy access to the A38 and A444, Burton station provides rail travel to locations including Derby and Birmingham and public bus routes run close by. The property also lies within a superb school catchment area with both the primary schools, which feed into John Taylor High school, being rated Ofsted 'Outstanding'.

- Well Presented Detached Family Home
- Spacious Lounge & Conservatory
- Dining and Living Kitchen, Utility & WC
- Four Double Bedrooms
- Master En Suite & Bathroom
- Secluded Rear Gardens & Parking
- Double Garage with Office Conversion
- Private Driveway & Bespoke Development
- Mains Gas CH & Double Glazing
- John Taylor School Catchment

Entrance Hall

With tiled flooring, stairs rising to the first floor, understairs storage and doors leading off to:

Lounge 6.38 x 3.34m (approx 20'11 x 10'11)

A spacious dual aspect reception room having window to the front, sliding doors opening out to the rear and a coal effect electric fireplace. There is also a gas point for an alternative fireplace to be installed if desired

Dining & Living Kitchen 6.36 x 3.55m (approx 20'10 x 11'7)

An attractive open plan space having windows to the front and rear and porcelain tiled flooring throughout. The dining and living room comfortably houses both a table and chairs as well as a snug area and the kitchen is fitted with a range of wall and base units housing inset ceramic sink with side drainer, spaces for a dishwasher and fridge and integral appliances including a gas hob and double oven. A door leads into:

Utility 1.94 x 1.68m (approx 6'4 x 5'6)

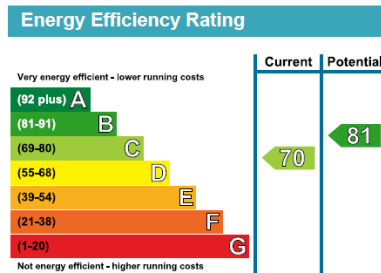
Fitted with wall and base units housing space for a washing machine. The utility has tiled flooring, tiled splash backs and a door to the **Conservatory**. The wall mounted Worcester boiler is housed in here

Conservatory 4.35 x 2.65m (approx 14'3 x 8'8)

With double doors out to and windows overlooking the cottage style rear gardens

Cloakroom

Fitted with wash basin, WC and tiled flooring





Landing

A hatch fitted with a drop down ladder gives access to a partially boarded loft space and the spacious landing has doors off into:

Master Bedroom 3.44 x 3.19m (approx 11'3 x 10'5)

Having window to the front, fitted wardrobes and private use of:

En Suite 2.90 x 1.68m (approx 9'5 x 5'5)

Comprising vanity wash basin, WC and bathtub with shower unit over, having half tiling to walls and an obscured window to the front

Bedroom Two 3.26 x 3.18m (approx 10'8 x 10'5)

Again having a range of fitted wardrobes and a window to the front enjoying a pleasant outlook over the entrance to the development and



woodland beyond

Bedroom Three 3.15 x 2.54m (approx 10'4 x 8'4)

Another good sized double having window to the rear

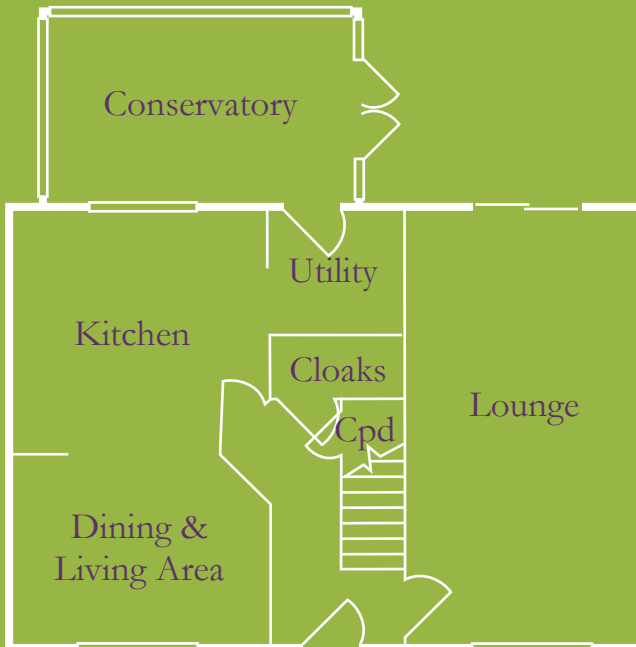
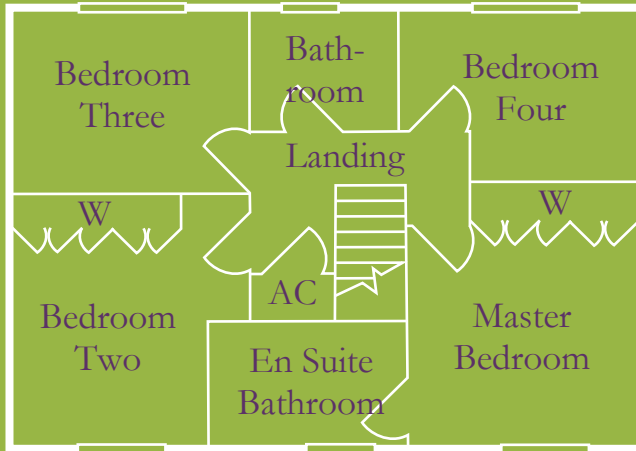
Bedroom Four 3.39 x 2.54m (approx 11'1 x 8'3)

A further double bedroom having window to the rear

Bathroom 2.31 x 1.48m (approx 7'7 x 4'10)

Fitted with a vanity wash basin, WC and bathtub with shower unit over, with half tiling to walls and an obscured window to the rear aspect





Outside

The private driveway leads into the development of Henhurst Farm, with this drive servicing just four other properties. There are **Two Parking Spaces** to the front of the double garage of which half has been converted with the other half still a useable **Single Garage**. A gravelled pathway leads to the front aspect and the property sits at a slightly elevated position with a pleasant outlook over woodland to the front

Gardens

The rear gardens have been cultivated to a cottage style layout by the current vendors and are formed by a decked terrace next to the house, shaped lawns and edged and raised borders. Pathways lead to the sides and top of the garden where there is a small vegetable patch and the rear aspect opens onto fields, with the entire garden enjoying an excellent degree of privacy to all sides. The greenhouse is included in the sale and there is gated access leading to the driveway. Accessed from the garden is the garage conversion ideal for use as a **Home Office/ Studio/Playroom** 4.93 x 2.34m (approx 16'2 x 7'7)

Directional Note

From the junction at the top of Postern Road turn right onto Henhurst Hill and continue towards Burton on Trent. At the bottom of the hill where the road merges into Forest Road the turning for the development will be second on your left

General note: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.