



27 Kings Road, Henhurst Fields, Burton on Trent, DE14 9EJ



A well presented detached family home set on the popular new development of Henhurst Fields, benefitting from spacious open plan interiors, modern fittings and five good sized bedrooms. Set at an elevated position enjoying an open aspect to the front and south facing gardens to the rear, this immaculate home comprises spacious interiors including reception hall, lounge, utility, cloakroom and a stunning open plan dining and living kitchen to the ground floor, with five bedrooms, two en suites and a family bathroom set the first floor off the galleried landing. To the front is parking for two vehicles and access into the double garage, and good sized south facing gardens lie to the front and rear. This low maintenance property is available due to an unexpected relocation by the current vendors and is ideal for those looking for a second chance on one of the

handful of plots which enjoys an open aspect. The property retains 9 years NHBC warranty.

Situated conveniently on the outskirts of Burton on Trent, the property benefits from easy access to a range of facilities, schools and commuter routes. The location provides easy access to an the market town centre where there are a range of pubs, restaurants, shopping centres, a cinema and many other leisure facilities, with the Staffordshire countryside also nearby for those enjoying outdoor pursuits. The property benefits from easy access to the A38 and A444, Burton on Trent station provides rail travel to locations including Derby and Birmingham and there are a number of public bus routes running close by. The much anticipated John Taylor Free School is also within a short drive, opening to year 7 in September 2018.



- Detached Family Home
- Modern Open Plan Interiors
- Spacious Lounge
- Open Plan Dining & Living Kitchen
- Reception Hall, Utility & Cloakroom
- Five Bedrooms (Four Doubles)
- Two En Suites & Bathroom
- South Facing Gardens
- Double Garage & Parking
- Elevated Position with Views
- 9 Years NHBC Warranty
- Local to John Taylor Free School

Reception Hall

A spacious welcome to this modern home, having high shine tiled flooring, staircase rising to the first floor and doors

Lounge 5.17 x 3.55m (approx 17'0 x 11'8)

An attractive reception room having windows to the front aspect enjoying an open aspect

Open Plan Family Dining & Living Kitchen 5.2 x 4.84m (approx 17'1 x 15'11)

A stunning addition to this family home is this open plan space, having a large living area, dining space and a comprehensively fitted kitchen. The

kitchen comprises a range of grey wall and base units with complementary worktops over, housing inset sink with side drainer and integral appliances including a dishwasher, fridge freezer, double oven and gas hob. Skylights provide plenty of natural light and the kitchen has a window to the rear and an opening into the Utility. Tiled flooring extends into the living and dining areas, both of which benefit from double doors opening out to the rear gardens

Utility

Fitted with base units housing an inset stainless steel sink and drainer and an integral washing machine, with tiled flooring, a door to the Double Garage and a further door into:

Cloakroom

Fitted with pedestal wash basin, low level WC and tiled flooring





The spacious **Galleried Landing** has loft access, door to the **Airing Cupboard** and further doors to:

Master Bedroom 4.66 x 4.56m (approx 15'4 x 15'0)
A generous principal bedroom having window to the front enjoying a rural outlook, fitted wardrobes and a door into:

En Suite
Fitted with a four piece suite comprising pedestal

wash basin, low level WC, bathtub and shower cubicle, with tiled flooring and tiled splash backs

Bedroom Two 4.02 x 3.3m (approx 13'2 x 10'10)
With fitted wardrobes, a window to the rear and private use of:

En Suite
Fitted with a modern suite comprising pedestal wash basin, low level WC and shower cubicle,



with tiled flooring and tiled splash backs

Bedroom Three 4.02 x 3.09m (approx 13'2 x 10'2)
Having a window to the front aspect with attractive views

Bedroom Four 4.05 x 3.01m (approx 13'4 x 9'11)
Another good sized double having window to the rear aspect

Bedroom Five 2.59 x 2.27m (approx 8'5 x 7'6)
Currently used as a study but ideal as a single bedroom, having window to the rear aspect

Family Bathroom
Another modern suite comprising pedestal wash basin, low level WC, bathtub and shower, with tiled splash backs and tiled flooring



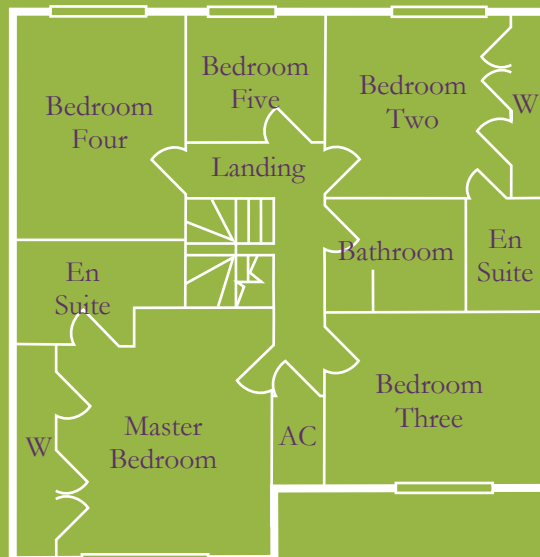
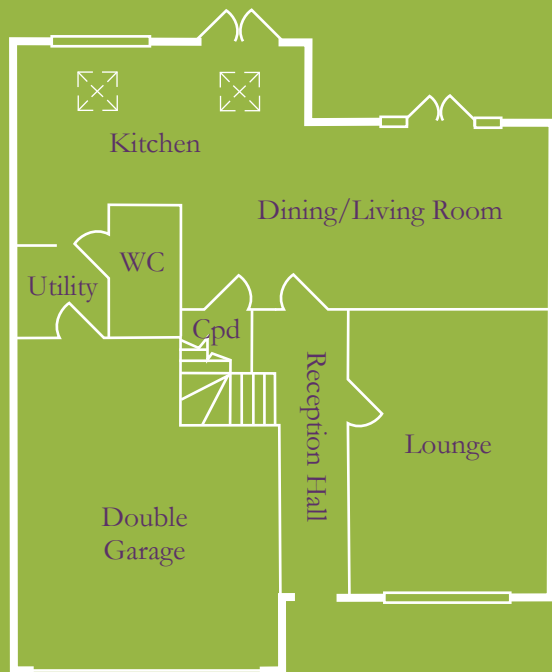
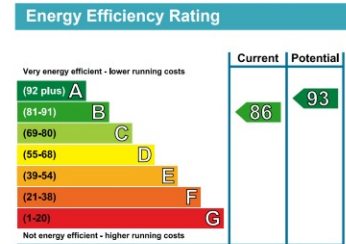


Outside

Set at an elevated position back from the road, the property enjoys a pleasant rural outlook over communal land and fields beyond Henhurst Hill. There are well tended gardens to the front, a tarmac driveway provides off street parking for two vehicles and there is access into the integral **Double Garage**

South Facing Gardens

Good sized gardens lie to the rear aspect, being laid to a paved patio, lawns and raised flower beds. The gardens are fully enclosed and there is gated access leading to the front aspect



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.