

# Coplow Lane

Foston, Derby, DE65 5DL

John   
German





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£450,000

Extremely attractive attached barn conversion providing deceptively spacious and balanced family sized accommodation, retaining a wealth of character. Occupying a pleasant enclosed plot and position in the popular area.



Internal inspection and consideration of this truly delightful and individual character home is strongly recommended to appreciate its room dimensions and layout, especially to the ground floor, presentation and standard throughout, its lovely enclosed garden plot and its convenient yet semi rural location.

Situated in the popular area providing easy access to surrounding towns of Uttoxeter, Burton on Trent and Ashbourne plus the city of Derby and the A50 and A38 dual carriageways linking the M1 and M6 motorways.

A solid timber door opens to the enclosed porch providing space for coats and boots leading to the spacious ground floor accommodation.

The extremely well proportioned living room has a focal exposed inglenook fireplace with a log burner set on its quarry tiled hearth and fitted cupboards either side of the chimney breast and a wide bay window to the front providing natural light.

A lobby area leads to the real hub of the home comprising a generously sized dining area where stairs rise to the first floor and the quarry tiled floor and range of units lead to the impressive fitted kitchen. This has an extensive range of units with fitted work surfaces and inset ceramic sink unit set below the window overlooking the garden, a focal oil fired aga, fitted induction hob with an extractor over, built in double oven, integrated dishwasher and fridge freezer. Completing this excellent space is the separate family area which has a side facing double glazed skylight. Double doors lead to the third separate reception room which can be used either as a study, playroom or TV room depending on your requirements. The downstairs WC is also approached via the dining room.

Completing the ground floor space is to the rear, a conservatory which provides further living space and the fitted utility room also providing space to kick off those shoes and boots with fitted base units and worktops, inset sink unit, space for appliances plus a solid timber door leading to the garden.

To the first floor, the pleasant part galleried landing has a built in airing cupboard and doors leading to the four bedrooms. The three front facing bedrooms have feature portal windows overlooking the garden and three of the rooms are also able to accommodate a double bed. The master bedroom extends to the full depth of the property and benefits from a fitted en suite shower room.

Completing the accommodation is the impressive fitted family bathroom which has a white four piece suite incorporating both a corner panelled bath and a separate corner shower cubicle.

Outside to the front of this lovely cottage is a garden laid to lawn with gravelled borders and raised beds plus further well stocked beds and borders containing a large variety of shrubs and plants with a blue brick patio, all enclosed to three sides and enjoying a good degree of privacy. Solid timber double gates lead to the tarmac driveway with turning circle providing ample off parking.

What3words: grand.apparatus.races

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Oil fired central heating system. Mains water, drainage and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.southderbyshire.gov.uk](http://www.southderbyshire.gov.uk)

**Our Ref:** JGA/23082023

**Local Authority/Tax Band:** South Derbyshire District Council / Tax Band E



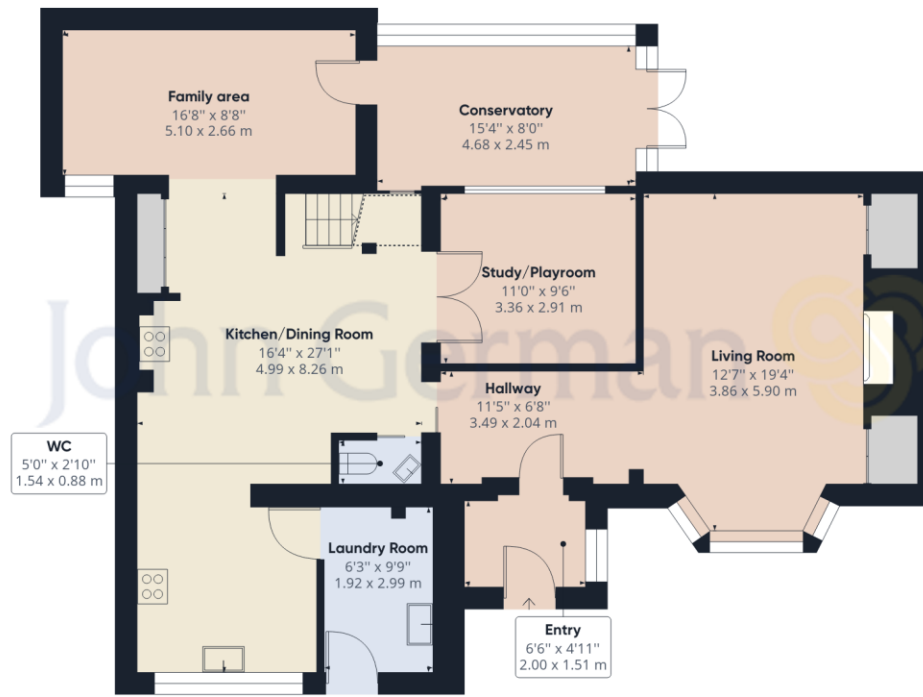




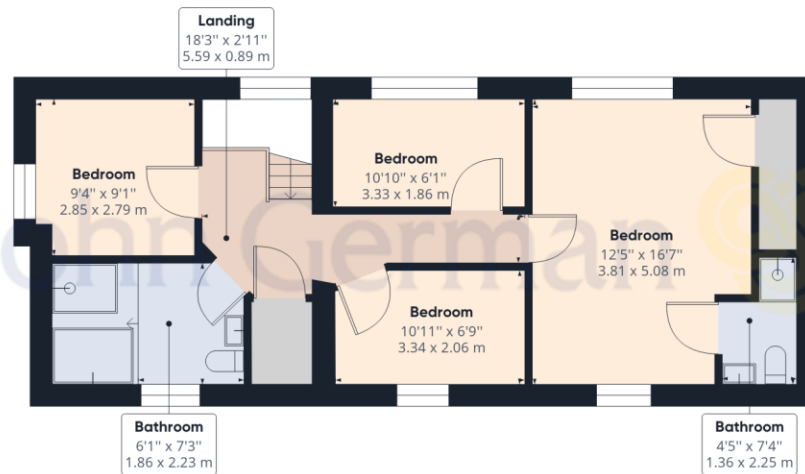








Ground Floor



**Approximate total area<sup>(1)</sup>**  
1850.70 ft<sup>2</sup>  
171.94 m<sup>2</sup>

**Reduced headroom**  
20.81 ft<sup>2</sup>  
1.93 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

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



### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



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