

Uttoxeter Road

Foston, Derby, DE65 5PX

John 
German





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£450,000

Character Cottage full of original charm with exposed beams and open fires. Extensive highly flexible accommodation with three reception rooms and four bedrooms. Set on a quarter of an acre plot backing onto open fields.

Having been extended more than once over the years, the spacious accommodation is highly flexible with three generous reception rooms, a ground floor bathroom and three bedrooms in the main section of the house whilst a double storey extension to the side includes a large boot room/utility room and stairs leading to a generous double bedroom with an ensuite shower room. The property is fully double glazed with central heating throughout.

The original entrance to the property is to the front with a uPVC double glazed entrance door that opens into the main lounge (the current owners tend to enter via the boot room). The lounge has a feature open fireplace with a rustic brick surround incorporating wood stores on either side and beamed ceilings.

The dining room also has a feature open fire with exposed brick chimney breast and a wooden surround. Latch doors lead of the remaining ground floor living spaces and the main stairwell.

An inner hallway with built-in understairs storage leads to the third reception room which is currently used as a home gym, French doors open out onto the rear patio.

Also located off the inner hallway is the main bathroom which has been recently refitted with a modern four-piece suite comprising a double walk-in shower, claw foot bath, low flush WC and a vanity wash basin with storage beneath, extensive tiling throughout and chrome heated towel rail.

The kitchen has been fitted with a range of base and eye level units with roll edge worksurfaces, a one and a half bowl ceramic sink unit, tiled splashbacks, integrated dishwasher, double oven and four ring hob with extractor hood over.

The kitchen leads into the side extension which was originally designed as a self contained annex but has been integrated into the main living space. What was originally an open plan living dining kitchen is now used as the main entrance/boot room/utility room. Perfect for families with a highly practical tiled floor and plenty of storage space. There are fitted base and eye level units with roll edge worksurfaces inset stainless steel sink unit and spaces for washing machine and tumble dryer. Doors lead into the main living areas via the kitchen with a stable door opening into the rear garden, stairs lead to the fourth bedroom. This would make a great guest bedroom or master bedroom if you have older children featuring double aspect windows and an en-suite shower room fitted with a low flush WC, washbasin and tiled shower enclosure.

Moving back through to the main staircase which leads to a central landing with latch doors leading off to three bedrooms all with lovely high ceilings. The main bedroom has an en-suite WC and hand washbasin.

The property sits on a quarter of an acre plot providing off road parking for several vehicles to the front with potential space for a garage subject to planning. Gated access to the side leads to the extensive raised patio area that overlooks fields to the rear. The remainder of the garden mainly sits to the left hand side of the property being mainly laid to lawn enclosed by a combination of established hedges borders and timber fencing with space for vegetable gardens and boasts an array of fruit trees including damson, apple and plum trees

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard **Parking:** Driveway **Electricity supply:** Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Gas (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: South Derbyshire District Council / Tax Band B

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA17122024

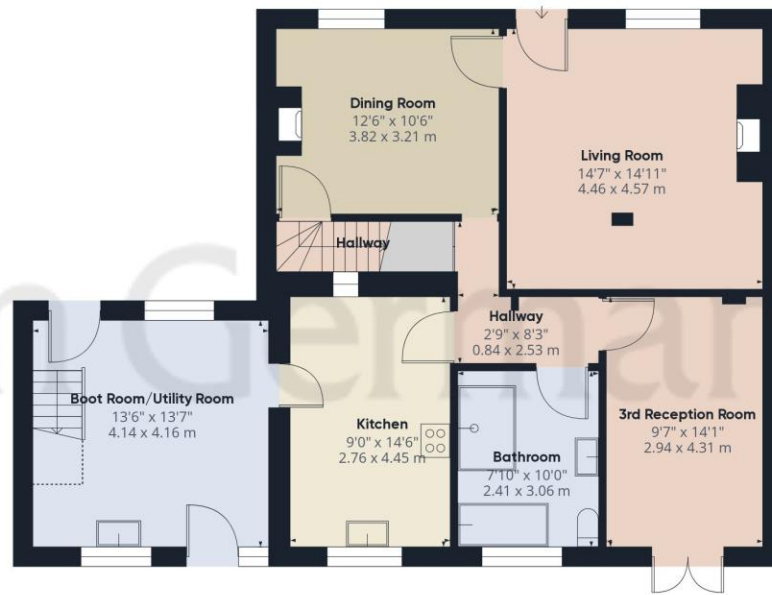


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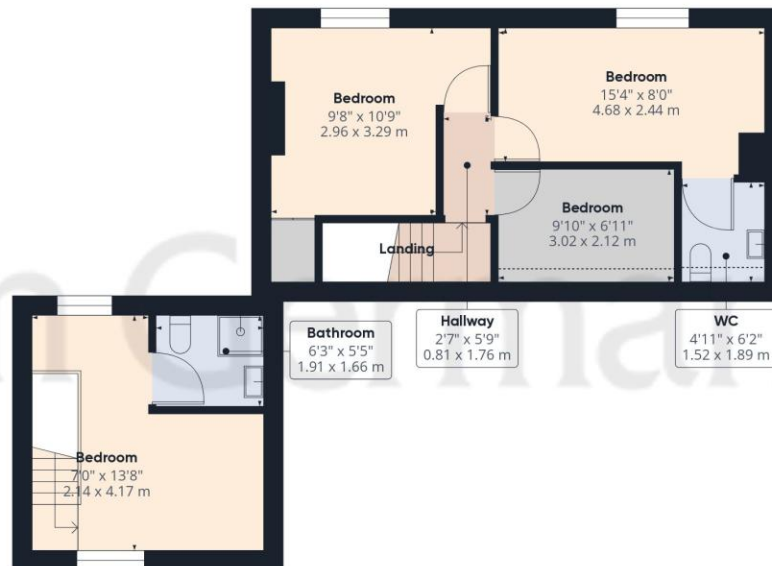


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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1479.16 ft²

137.42 m²

Reduced headroom

26 ft²

2.42 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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 are based on RICS IPMS 3C standard.

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Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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