

SCARGILL
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EST. 1995



Wisteria Cottage Uttoxeter Road

Foston, Derby, DE65 5PX

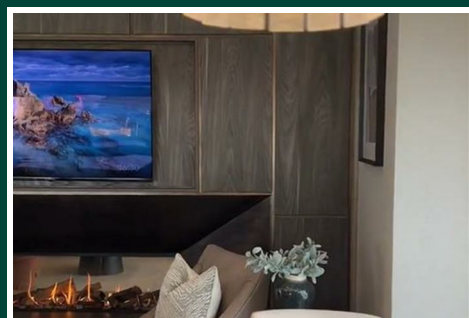
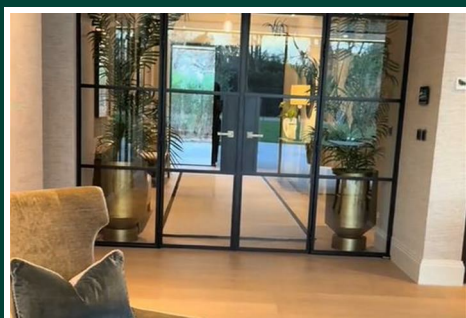
Price £599,999



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GENERAL INFORMATION

THE PROPERTY

Superbly situated in the charming semi-rural setting of Foston, this bespoke new-build property on Uttoxeter Road presents an exceptional opportunity for families seeking modern living. Currently under construction, this detached house boasts a thoughtfully designed layout that offers flexible accommodation, featuring four bedrooms on the first floor, two of which have en-suite shower rooms, and a family bathroom.

Upon entering, you will be greeted by a hallway with a cloakroom off, a fabulous open plan kitchen, dining, and lounge area that seamlessly connects to the garden, perfect for entertaining or enjoying family time. Additionally, a quieter space is available, ideal for use as a snug, occasional bedroom, or a home office, catering to the diverse needs of contemporary family life.

The first floor is dedicated to comfort, with four bedrooms. The principal suite benefits from an en-suite shower room, along with a guest bedroom featuring en-suite facilities. A well-appointed family bathroom serves the other bedrooms, ensuring convenience for all.

Outside, the property offers parking and a garden, providing a delightful outdoor space for relaxation and recreation.

This property is perfect for those looking to enjoy a blend of modern living and is available off-plan, making it an ideal family home. Don't miss the chance to make this stunning new build your own.

LOCATION

The location is particularly advantageous, with excellent links to the A50 and A38, facilitating easy access to the wider motorway network and beyond.

The nearby village of Hatton offers supermarkets, butchers, a train station, public inns and eateries. The nearby markets towns of Uttoxeter and Burton upon Trent offer further everyday facilities.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

CLOAKROOM

SNUG/HOME OFFICE

FABULOUS OPEN PLAN LOUNGE/DINING/KITCHEN

FIRST FLOOR

PRINCIPAL BEDROOM

EN SUITE SHOWER

BEDROOM TWO

EN SUITE SHOWER

BEDROOM THREE

BEDROOM FOUR

FAMILY BATHROOM

OUTSIDE

PARKING AND GARDEN

AGENTS NOTES

If you have accessibility needs, please contact the office before viewing this property.

If a property is within a conservation area, please be aware that Conservation Areas are protected places of historic and architectural value. These are also designated by local planning authorities. Removing trees in a Conservation area requires permission from the relevant authority, subject to certain exclusions.

CONDITION 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.

CURRENT UTILITY SUPPLIERS

Gas
Electric
Oil
Water - Mains
Sewage - Mains
Broadband supplier

CONSTRUCTION

Standard Brick Construction

Tel: 01283548194

FLOOD DEFENCE

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

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

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

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

MONEY LAUNDERING & ID CHECKS

BY LAW, WE ARE REQUIRED TO COMPLY WITH THE MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATION 2017.

IN ORDER FOR US TO ADHERE TO THESE REGULATIONS, WE ARE REQUIRED TO COMPLETE ANTI MONEY LAUNDERING CHECKS AND I.D. VERIFICATION.

WE ARE ALSO REQUIRED TO COMPLETE CHECKS ON ALL BUYERS' PROOF OF FUNDING AND SOURCE OF THOSE FUNDS ONCE AN OFFER HAS BEEN ACCEPTED, INCLUDING THOSE WITH GIFTED DEPOSITS/FUNDS.

FROM THE 1ST NOVEMBER 2025, A NON-REFUNDABLE COMPLIANCE FEE FOR ALL BUYERS OR DONORS OF MONIES WILL BE REQUIRED. THIS FEE WILL BE £30.00 PER PERSON (INCLUSIVE OF VAT). THESE FUNDS WILL BE REQUIRED TO BE PAID ON THE ACCEPTANCE OF AN OFFER AND PRIOR TO THE RELEASE OF THE MEMORANDUM OF SALE.

BROAD BAND SPEEDS

Please check with Ofcom, and for further information, the Open Reach web site. Links are provided for your information

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

<https://www.openreach.com/>

SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

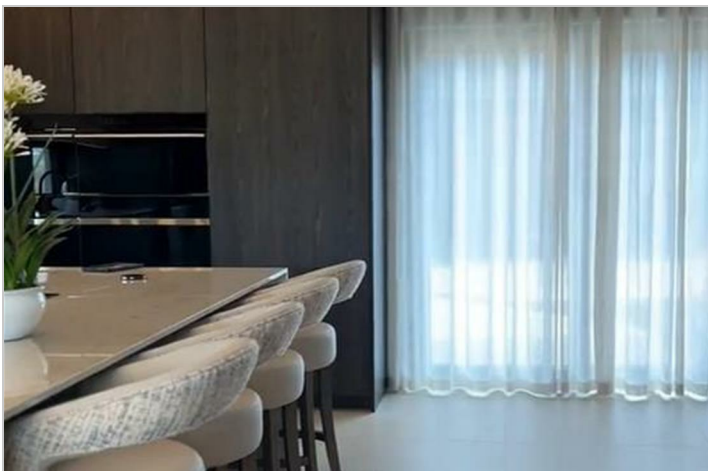
<http://www.derbyshire.gov.uk/>

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.

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 01/2024)
A



Road Map



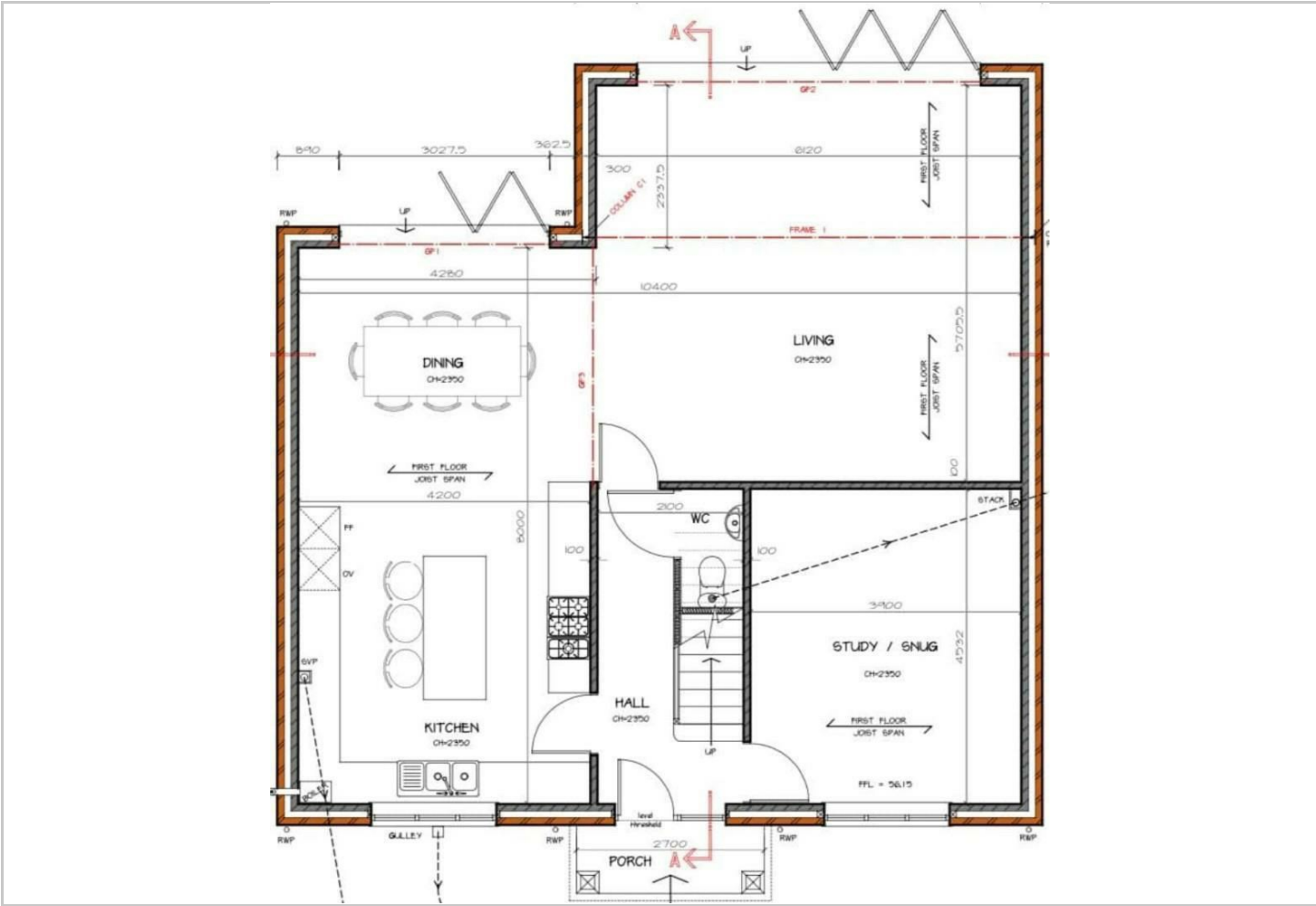
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Sales Office on 01283548194 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.