



Foston Avenue
Burton-On-Trent





Property Description

A great three bedroom semi detached home in the popular area of Outwoods! Comprising of entrance porch, hallway, lounge with log burner, modern kitchen with utility, w/c, orangery to rear with bifold doors and log burner. Upstairs are three well sized bedrooms and family bathroom. Externally is a multi car driveway, garage and gym/studio along with private garden!

Approach

Large gravelled driveway for multiple vehicles providing off road parking.

Reception Porch

New upvc door and porchway with double glazed windows to each side.

Entrance Hallway

Double glazed door and window to front elevation, storage cupboard, stairs to first floor, black ceramic floor tiling and central heating radiator.

Lounge

11' 10" x 11' 11" plus bay (3.61m x 3.63m plus bay)
Double glazed bay window to front elevation, log burner with brick surround and central heating radiator.

Kitchen

10' 1" x 11' 10" (3.07m x 3.61m)
Double glazed patio doors giving access into the conservatory, fitted kitchen with wall and base units and work surface over, electric oven and hob, extractor hood over, integrated fridge/freezer, tiled to splash prone areas and central heating radiator.

Utility Room

.5' 10" x 6' 4" (1.78m x 1.93m)
Double glazed window to rear elevation, base units with work surface over incorporating a stainless steel sink with drainer and plumbing

and space for a washing machine and dishwasher.

Guest W.C

Wash hand basin, W.C and tiled to splash prone areas.

Orangery

13' x 15' 10" (3.96m x 4.83m)
Brick construction, double glazed to rear, bifold doors to rear, insulated roof, log burner and laminate flooring.

Landing

Loft hatch with drop down ladders and doors off to:

Bedroom One

13' 6" into bay x 8' 11" (4.11m into bay x 2.72m)
Double glazed bay window to front elevation, built in wardrobes and central heating radiator.

Bedroom Two

10' 4" x 11' 4" (3.15m x 3.45m)
Double glazed window to rear elevation and central heating radiator.

Bedroom Three

6' 9" x 7' 11" (2.06m x 2.41m)
Double glazed window to front elevation and central heating radiator.

Bathroom

Double glazed window to rear elevation, heated towel rail, bath with shower over, wash hand basin, WC, extractor fan and fully tiled.

Gym/ Multi Purpose Room

Two sets out double glazed French doors giving access to the rear garden and electric supply.

Garden

Ornate slabbed patio area leading to the gym at the rear of the garden, lawn and plants beds with sleepers.

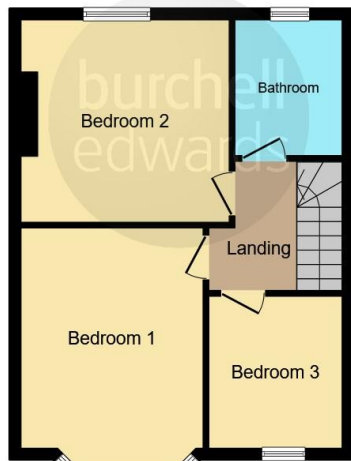
Garage

Up and over door, single glazed window to side elevation and power supply.

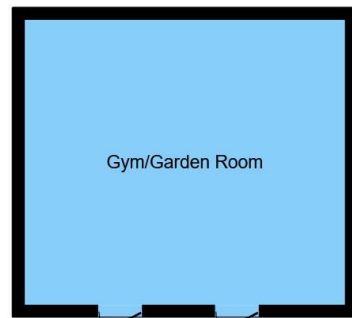




Ground Floor



First Floor



Outbuilding



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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EPC Rating: C

Tenure: Freehold

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