ABODE
SALES & LETTINGS

Uttoxeter Road, Foston, DE65 5PX

Asking Price £599,999



https://www.abodemidlands.co.uk







An individually built four-bedroom detached family home offers a perfect blend of modern living and comfort. As you approach the property, you are greeted by an impressive oak porch that leads into a welcoming entrance hall. The ground floor features two spacious reception rooms, including a versatile study/ snug, and lounge with bifold doors, overlooks the garden..

The heart of the home is undoubtedly the open-plan kitchen diner, which boasts a dual aspect that fills the space with natural light. The bifold doors seamlessly connect the indoor area to the enclosed rear garden, the fitted kitchen will have a range of integral appliances.

This property comprises four well-appointed bedrooms, with the master and second bedrooms benefiting from their own ensuite shower rooms. A family bathroom serves the other two bedrooms, making it an ideal layout for families of all sizes.

Additional highlights include off-road parking and the peace of mind that comes with a 10-year builder warranty.

With no upward chain, this home is ready for you to move in and make it your own. Viewing is by appointment only.

Kitchen images are artist impressions

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Accommodation

The accommodation has been thoughtfully arranged with modern family life in mind. An entrance hallway with a guest cloakroom leads into the main living space: an impressive open-plan kitchen, dining and lounge area with direct access to the garden. Generously proportioned and filled with potential, this sociable space is ideal for everyday family living and entertaining.

A separate reception room provides further flexibility and could be used as a snug, home office or occasional bedroom, depending on the requirements of its new owners.

Upstairs, the landing leads to four bedrooms and the family bathroom. The principal bedroom benefits from its own en-suite shower room, while the second bedroom also enjoys en-suite facilities. Two further bedrooms complete the first-floor accommodation.

Outside, the property will offer off-road parking and a private garden, providing space for outdoor dining, relaxation and family activities.

Location

Foston is conveniently positioned for access to both the A50 and A38, placing the wider motorway network and surrounding commercial centres within easy reach.

The neighbouring village of Hatton provides a range of everyday amenities, including shops, a butcher, railway station, public houses and places to eat. A broader selection of shopping, leisure and recreational facilities can be found in the nearby market towns of Uttoxeter and Burton upon Trent.

AML Disclaimer - Burton Office

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, as amended, Abode Midlands Ltd is legally required to undertake appropriate anti-money laundering checks as part of the property buying and selling process.
All prospective purchasers proceeding with a property transaction will be required to complete appropriate identity verification and provide satisfactory information regarding their purchasing arrangements and source of funds. Where applicable, additional checks may be required for individuals providing gifted deposits, third-party contributors, company purchasers and beneficial owners.

These checks may be requested during the offer process.

AML Compliance Fee: Abode Midlands Ltd charge a non-refundable fee of £30.00 inclusive of VAT per individual requiring identity verification. This applies to each purchaser and, where additional individual verification is necessary, any person providing gifted funds or otherwise contributing to the purchase.

The fee is payable in advance of the verification service commencing and covers the administration and processing of the relevant checks.
Verification is undertaken with the assistance of our appointed compliance provider, Thirdfort. These checks are undertaken for identity verification and anti-money laundering purposes and do not constitute an application for credit.

Additional documentation and enhanced due diligence may be required depending on the circumstances of the transaction, including the purchaser's financial arrangements and the origin of funds.

Abode Midlands Ltd will ordinarily require satisfactory completion of its due diligence procedures before issuing a Memorandum of Sale and formally progressing the transaction.

Where Abode Midlands Ltd is unable to complete legally required due diligence, we may be unable to proceed with the transaction.

PIF Disclaimer - Burton Office

Property Particulars

These particulars have been prepared by Abode (Midlands) Limited in good faith, using information verified by the seller, property inspections and relevant third-party sources. Reasonable steps have been taken to ensure accuracy and disclose material information, although certain details may not have been independently verified and may be subject to change.

Measurements and Floor Plans

All measurements and floor areas are approximate. Floor plans are for illustrative purposes, may not be to scale and should not be relied upon for precise measurements.

Photographs and Illustrations

Photographs show the property's appearance at the time taken. Furniture and appliances shown may not be included. All created images and digitally altered photographs are illustrative, with material alterations identified where appropriate.

Services and Installations

Unless stated otherwise, Abode has not tested any services, installations or appliances. Purchasers should obtain appropriate professional inspections where required.

Tenure and Legal Matters

Information concerning tenure, boundaries, rights of way, covenants, planning and building regulations is based on available information. Purchasers should ask their solicitor to verify these matters before entering into a binding contract.

Fixtures and Fittings

Only fixtures, fittings and contents expressly agreed as part of the sale are included.

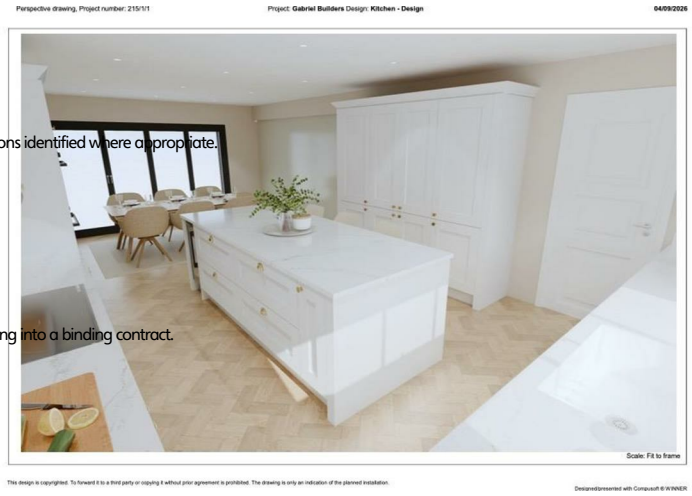
General

Please contact Abode for clarification of any information important to your purchase. These particulars do not form part of a contract. Nothing in this disclaimer excludes any liability or consumer rights that cannot lawfully be excluded.

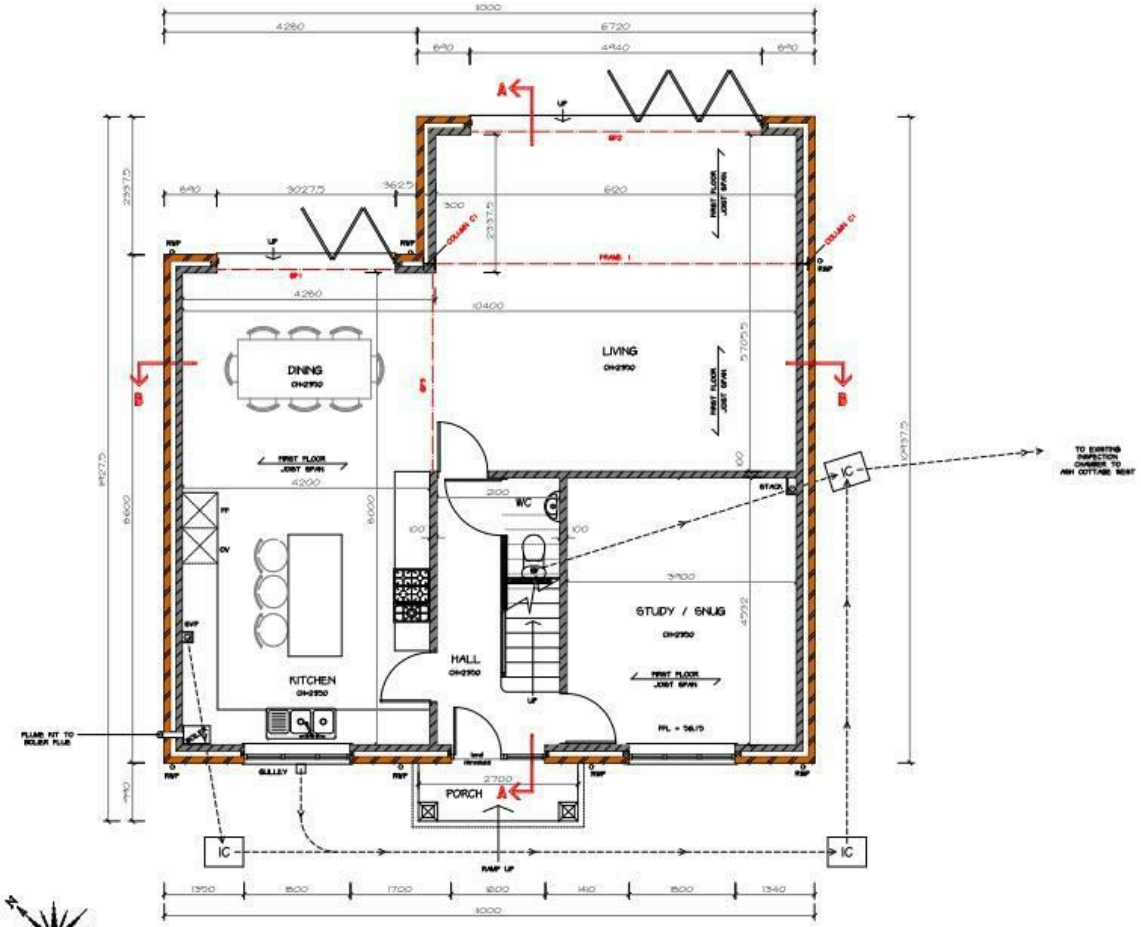
Service Charges and Management Fees

Modern and new-build properties may be subject to service charges or estate management fees. Purchasers should confirm details with their solicitor.





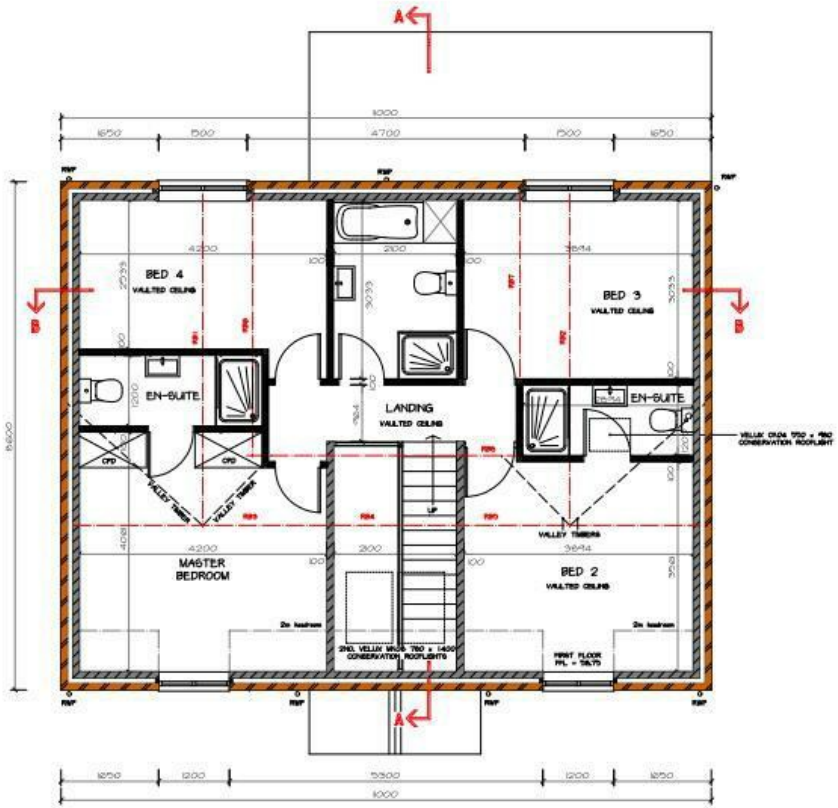
PROPOSED REAR (NE) ELEVATION 1:100



PROPOSED GROUND FLOOR PLAN 1:50

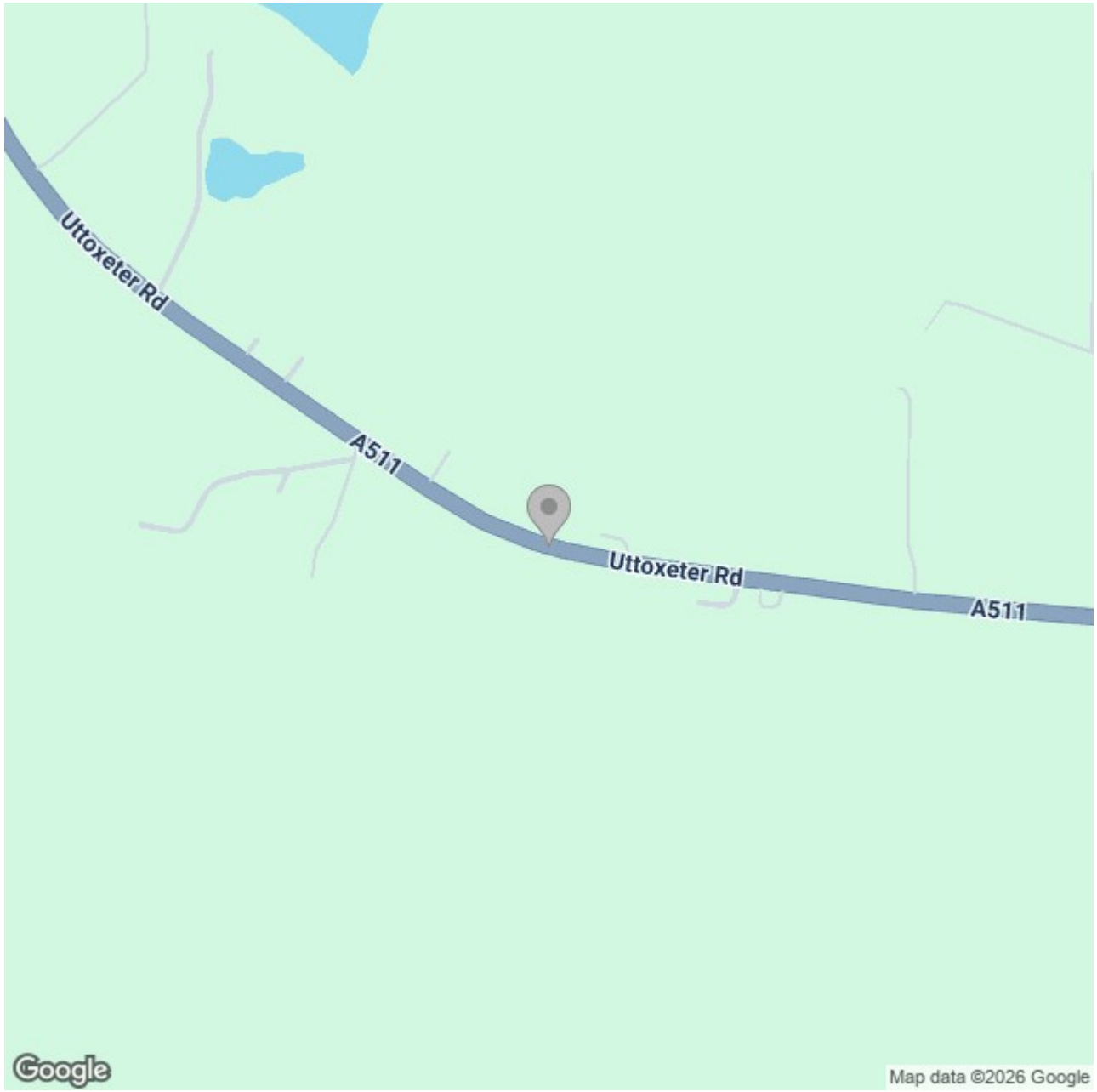
GROUND FLOOR GROSS FLOOR AREA = 120.4m²

PROPOSED SIDE (NW) ELEVATION 1:100



PROPOSED FIRST FLOOR PLAN 1:50

FIRST FLOOR GROSS FLOOR AREA = 94.8m²



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.