



Uttoxeter Road, Foston, Derby, DE65 5PX

Nicholas  
Humphreys

£325,000

A charming detached character cottage occupying a delightful position along Uttoxeter Road in the sought-after village of Foston, enjoying an attractive in-and-out driveway, garage, mature gardens and a rear aspect backing onto open fields. Full of charm and character throughout, the property offers a wealth of original features alongside modern improvements, whilst also presenting excellent potential for further enhancement or extension, subject to the necessary planning consents.

The accommodation opens with a welcoming sitting room positioned to the front elevation, centred around an inset log burner set within a traditional fireplace, creating a warm and cosy focal point. A separate dining room adds further character with decorative ceiling beams and an attractive open fireplace. To the rear, the fitted kitchen provides a range of base and eye-level units with integrated oven and hob, leading through to a useful utility area and a modern refitted ground-floor bathroom.

To the first floor are two generously proportioned interlinking bedrooms, both enjoying pleasant natural light and recently refreshed décor. The property benefits from gas central heating together with a mixture of UPVC double glazing and single glazing.

Externally, the cottage is set back from the road with a front garden and sweeping in-and-out driveway providing ample off-road parking, whilst the rear garden enjoys a particularly attractive open outlook across neighbouring fields, offering a peaceful countryside feel.

A rare opportunity to acquire a characterful detached cottage within a desirable village location, ideal for purchasers seeking charm, outdoor space and future potential. Viewings are strictly by appointment only.



## The Accommodation

A charming detached character cottage, pleasantly positioned along Uttoxeter Road in Foston, set back from the road with an in-and-out driveway and front garden, while to the rear the property enjoys a further garden backing onto open fields.

The accommodation opens through an entrance porch into a welcoming sitting room, positioned to the front elevation, where the focal point is the inset log burner set within a traditional fireplace. The room also benefits from light grey flooring, a UPVC double-glazed window to the front aspect and staircase rising to the first-floor accommodation. An internal door leads through to the separate dining room, a characterful reception space with decorative ceiling beams, feature open fireplace with tiled hearth and dark oak surround, UPVC double-glazed window to the front elevation and radiator.

To the rear, a lobby area provides a UPVC double-glazed window overlooking the garden, open access into the kitchen and a door through to the ground-floor bathroom. The kitchen is fitted with a selection of base units and eye-level wall cupboards with preparation work surfaces, stainless steel single-drainer sink unit with mixer tap, built-in stainless steel oven and four-ring gas hob, together with a side window and door leading out to the rear garden. There is also access through to a useful utility area, providing appliance space and plumbing for a washing machine, rear windows and a wall-mounted gas-fired combination boiler supplying the domestic hot water and central heating system.

The modern refitted ground-floor bathroom comprises a three-piece white suite, including WC, hand wash basin with cupboard beneath and P-shaped shower bath with mixer tap and thermostatic twin-head shower above. The room is finished with complementary light grey wall tiling, heated chrome towel rail and rear window.

To the first floor are two interlinking bedrooms. The first bedroom has a UPVC double-glazed window to the front elevation, radiator and loft access, with a through door leading into the second bedroom, which also has a radiator, UPVC double-glazed window and freshly fitted light grey carpet.

The property benefits from gas central heating and a mixture of UPVC double-glazed and single-glazed windows. Externally, the cottage offers an attractive frontage with in-and-out driveway, together with a rear garden enjoying an open aspect over fields beyond. The home offers charm, character and excellent potential, with scope for further improvement or extension, subject to the necessary planning permissions and consents.

All viewings are strictly by appointment only.

Property construction: Old Traditional Brick

Parking: Driveway & Garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: C

Local Authority: South Derbyshire Council

Broadband type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/> Mobile

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

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

An on-site management fee may apply to all modern or new developments.

## Anti-Money Laundering (AML) Requirements

In line with the Money Laundering Regulations 2017, all purchasers and, where applicable, cash donors are required to complete AML identity and source-of-funds checks once an offer is accepted. These checks are carried out via "Thirdfort" and do not affect your credit rating. A non-refundable compliance fee of £36.00 including VAT applies per person (with an additional fee of £36.00 per individual/ cash donor). Full details are set out in our PDF brochure.

Please ensure you have viewed the agent's full PDF branded brochure for full information, selective licence areas and charges regarding the proposed purchase of the property and not rely on third party website information supplied before actioning the purchase process.

The property information provided by Nicholas Humphrey Estate Agents is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field. Draft details awaiting vendor approval and subject to change



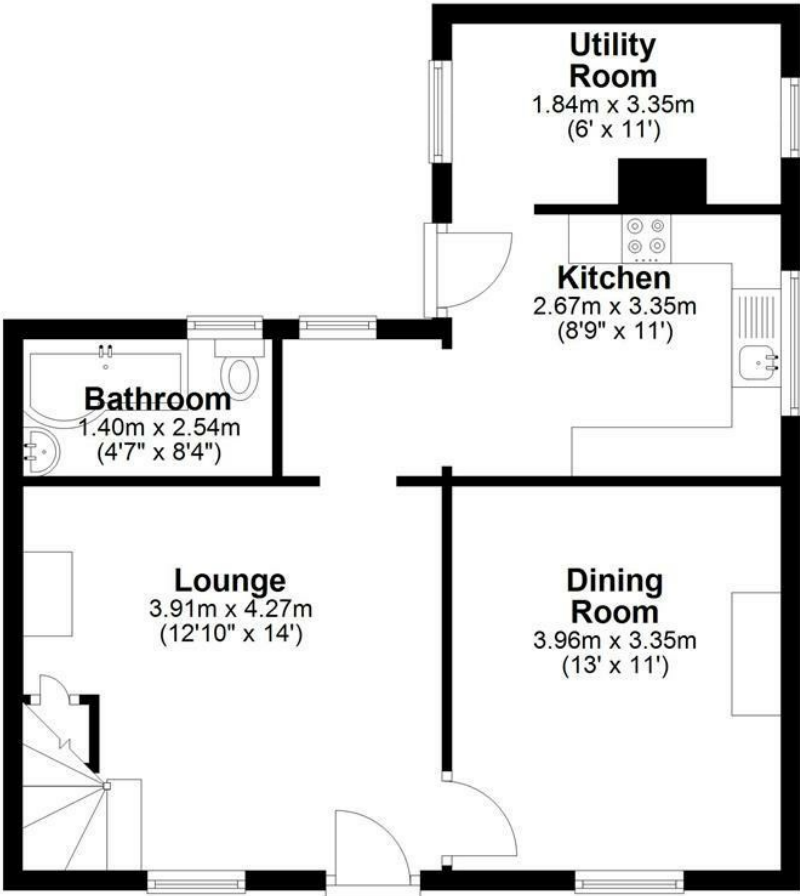




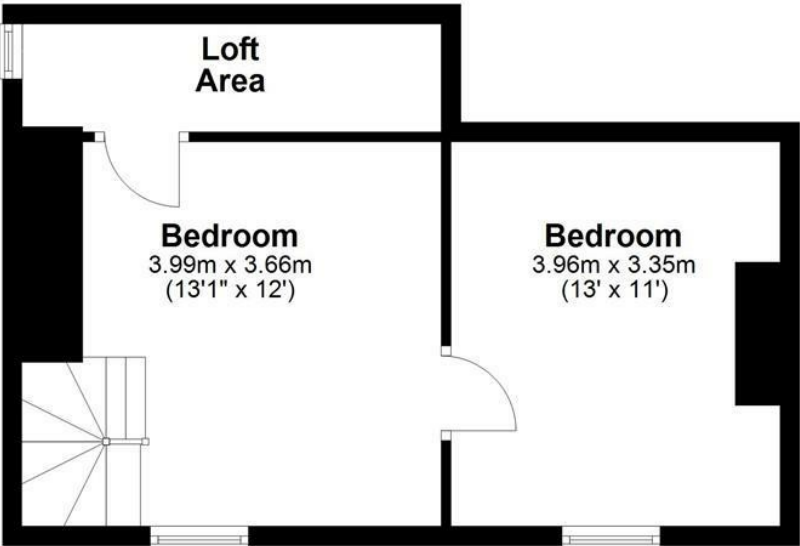




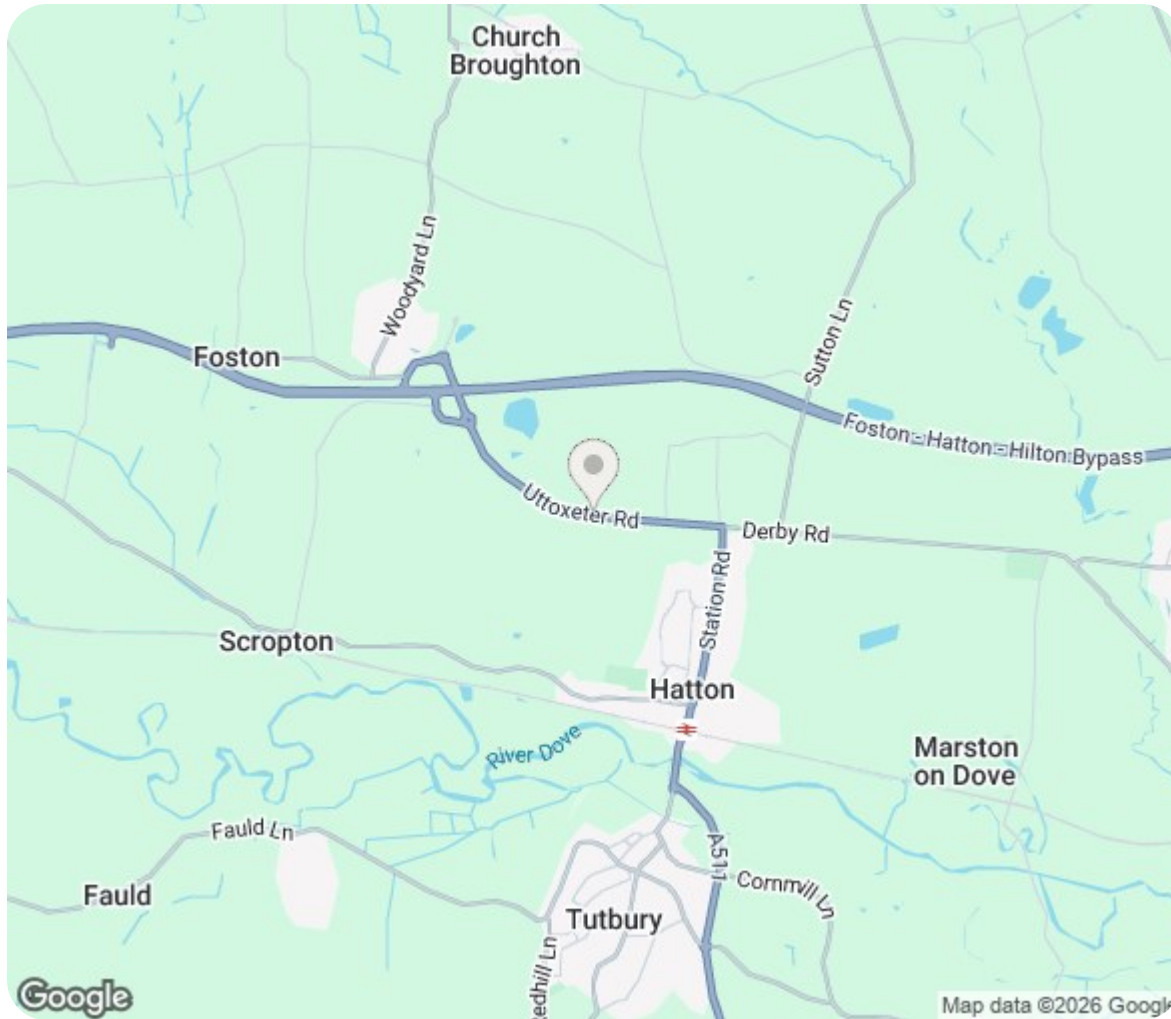
**Ground Floor**




**First Floor**



NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. It does not form any part of any contract or warranty.  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Council Tax Band C      Freehold**

This Brochure consists of 12 pages, please ensure you have read all pages before proceeding with your proposed purchase.

**01283 528020**  
NICHOLASHUMPHREYS.COM

183 High Street, Burton upon Trent, Staffordshire, DE14 1HN

## Important Notes, Charges & Selective Licence Areas

**AML & ID Verification Checks & Charges.** In accordance with our legal obligations under the Money Laundering Regulations 2017, and the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we are required to carry out Anti-Money Laundering (AML) identity verification and source-of-funds checks on all purchasers and, where applicable, any third-party cash donors once an offer has been accepted on a property. We use "Thirdfort" to complete these checks. This process does not involve a credit check and will therefore have no impact on your credit history. With effect from 1st March 2026, a non-refundable compliance fee of £30.00 + VAT (£36.00 including VAT) will be payable per person, per transaction, covering AML checks for purchasers and/or cash donors. This fee must be paid in advance, once an offer is agreed and prior to a sales memorandum being issued.

Where there is more than one purchaser and/or cash donors, an additional fee of £36.00 including VAT per additional person will be required. The compliance fee is non-refundable, as the checks are undertaken immediately upon instruction and the associated costs are incurred regardless of whether the transaction proceeds to completion. This applies whether the sale or purchase falls through due to the actions of the purchaser, the vendor, or for any other reason.

**Services.** If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

**Floor Plans.** To be used as an illustrative purpose only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. The company displays the floor plan as a general indication of layout and it does not form any part of any contract or warranty and provides an approximate guide to layout.

**Survey.** We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

**Agent Note.** Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. New development sites are increasingly implementing an on-site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

**Selective Licence Areas.** The Council's Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branston Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. A license fee for application will be payable and work to the home maybe required. Full information: <https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme>

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