



## Wisteria Cottage Uttoxeter Road

Foston, Derby, DE65 5PX

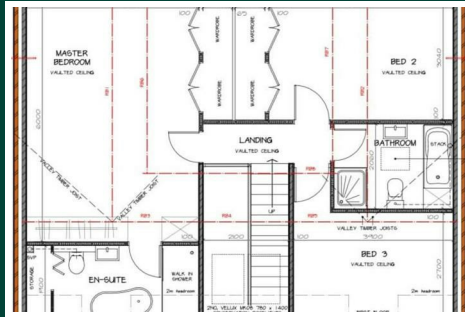
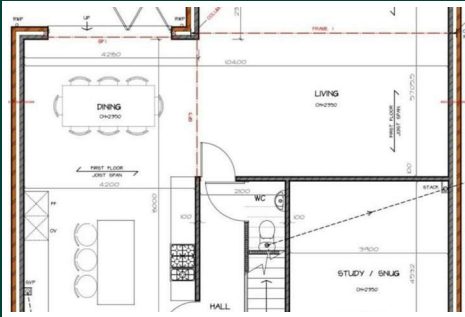
**£564,995**



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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 three to four bedrooms.

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, a fourth bedroom, or a home office, catering to the diverse needs of contemporary family life.

The first floor is dedicated to comfort, showcasing three generously sized double bedrooms. The principal suite benefits from a large en suite bathroom, while 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/BEDROOM FOUR

#### FABULOUS OPEN PLAN LOUNGE/DINING/KITCHEN

### FIRST FLOOR

#### PRINCIPAL BEDROOM

#### EN SUITE BATHROOM WITH BATH & SEPARATE SHOWER

#### BEDROOM TWO

#### BEDROOM THREE

#### FAMILY BATHROOM

### OUTSIDE

#### PARKING AND GARDEN

Tel: 01283548194

## 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.

## CONSTRUCTION

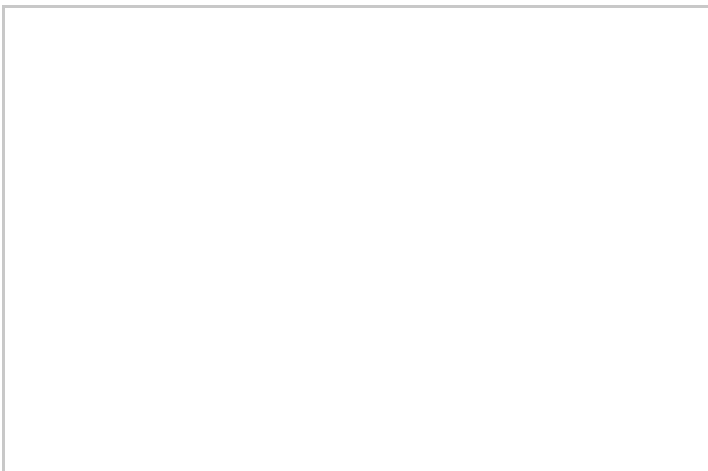
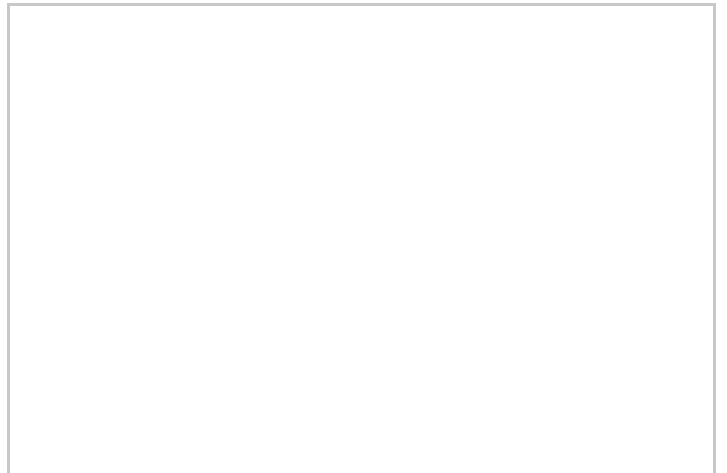
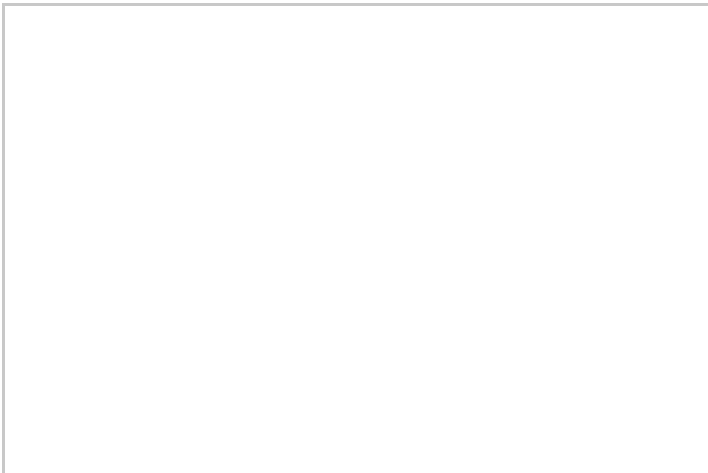
Standard Brick Construction

## 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



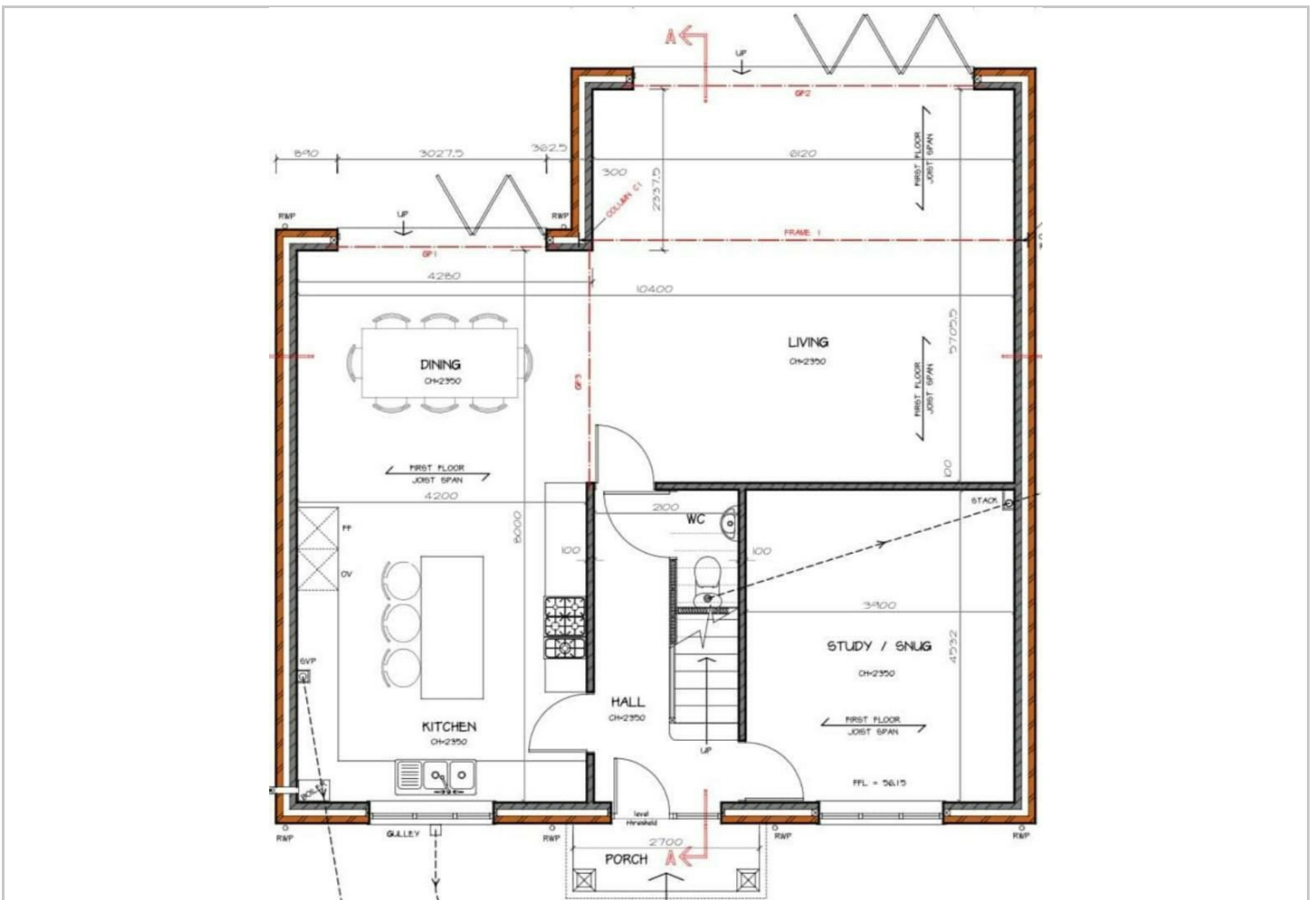
## Hybrid Map



## 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

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-54) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	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 firm's employment has the authority to make or give any representation or warranty in respect of the property.