Uttoxeter Road, Foston

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Offers in region of
£465,000



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This property at a glance:

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Uttoxeter Road, Foston











Mikaela says:

"What a unique and welcoming home! From the moment you walk in there's so much warmth and character. A bright and inviting hallway leads you inside, from there you can access the beautiful living room, with its attractive beams and feature fireplace, as well as double doors out onto the garden. The dining room also benefits from a lovely feature fireplace and is spacious enough for a large family dining table. Also downstairs is the breakfast kitchen and utility room. The kitchen is a fantastic room with plenty of cupboard and countertop space, integrated under counter appliances and a 5 ring gas hob. The breakfast bar and space for seating is a great addition. The family shower room is a great space with a large double shower and modern finish. The annexe is also accessible downstairs, what a great space! This spacious double bedroom has plenty of fitted storage, doors of its own out onto the garden and a good sized accessible en-suite shower room.

Upstairs, there are 4 further double bedrooms, so plenty of space for the family and two of which have fitted storage. The hallways and landings in this home are lovely spaces, with lots of windows and space for furniture, they certainly deserve a mention!

Outside, there's a pretty and well thought out garden which covers multiple levels and incorporates a lovely, spacious seating area. The gates at the front of the property lead into here where there is space to park, however, throughout the seller's ownership of the home, they've rented an area from a local farmer just across from the home where they park their vehicles. Continuation of this arrangement is open to negotiation with the new owners. From the garden you can also access a versatile garden room which sits just behind the annexe. This room benefits from power, direct ethernet connection and is fully insulated, making this a really versatile space - maybe a home office, hobby room or even a gym?

This is a versatile and charming home in a really great location surrounded by beautiful countryside, we can't wait to show potential buyers what this wonderful home has to offer"

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Did you spot...

This beautiful cottage has an annex and a garden office

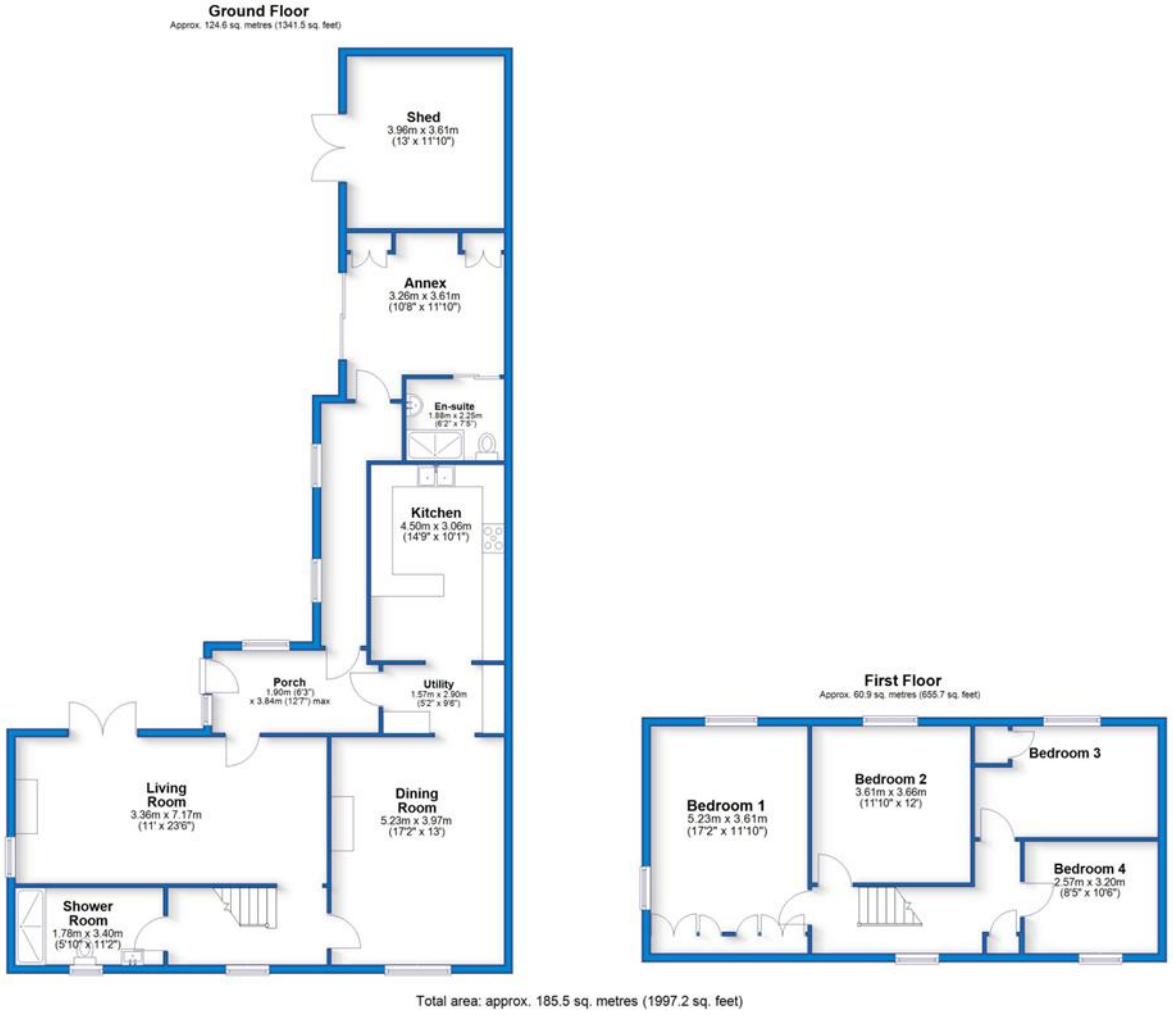
A message from the seller:

"For the past 24 years we have enjoyed living in this lovely multi-generational family home, providing generous space for family gatherings and with quiet areas, too. A 'quirky' house which is to be expected from its age and with added extensions over the years. It is well-placed to local amenities and, with views over neighbouring fields from every window, there is the added advantage of being situated on the edge of more open countryside. We're sad to be moving but with our twin boys now grown with families of their own and my Mum (who lived with us) recently passed, it's now time for the next chapter of our lives, looking towards retirement."

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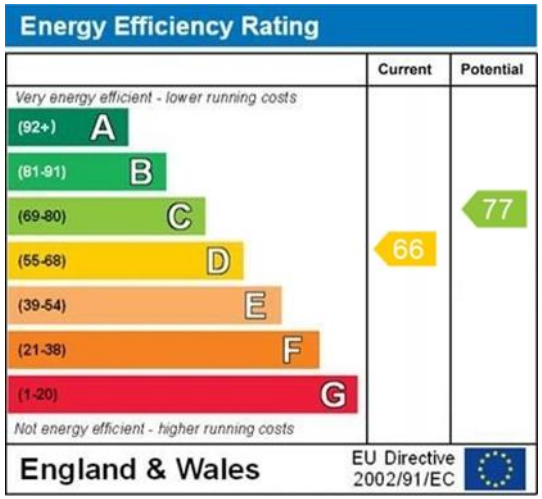
Floor Plan

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Total area: approx. 185.5 sq. metres (1997.2 sq. feet)

Energy Performance Certificate



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Registered office: Abacus House, 68a North Street, Romford, Essex RM1 1DA Company No. 10255861 • VAT Number: 245 4496 87

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Key Features:

- 4 DOUBLE BEDROOMS WITHIN THE MAIN HOUSE
- ACCESSIBLE ANNEXE WITH A DOUBLE BEDROOM AND EN-SUITE
- BEAUTIFUL MULTI LEVEL GARDEN
- EPC D
- GREAT LOCATION CLOSE TO TRANSPORT LINKS AND AMENITIES
- INSULATED, VERSATILE GARDEN ROOM WITH POWER AND ETHERNET CONNECTION
- 2 LARGE RECEPTION ROOMS

About the area:

Uttoxeter road is located near the boundary of Hatton village with views to all around to the neighbouring farmland. The local road network provides easy access to the A50 and A38 linking to the M6 and M1 motorways. Tutbury & Hatton Railway station is less than two miles away and East Midlands Airport is 15 miles to the east . Ashbourne, the gateway to the Peak District, is 14 miles to the north and is popular for walking, climbing, horse riding, cycling, fishing and sailing. Alton Towers is 17 miles away, as are the beautifully wooded walks and rides of Dimmingsdale. There are National Trust properties at Sudbury, Kedleston and Calke Abbey.

Schools:

There are nearby primary schools in Hatton, Church Broughton and Sudbury and public schools include Repton Prep, Repton and Denstone. The JCB Academy at Rocester is 11 miles away.

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Don't miss out on the chance to own this incredible property!

To book a viewing with **Mikaela** call **01332 30 30 30**

Click here to watch the property video

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