





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.



ABODE
SALES & LETTINGS

Accommodation

The accommodation has been thoughtfully arranged with modern family life in mind. An entrance hall 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.

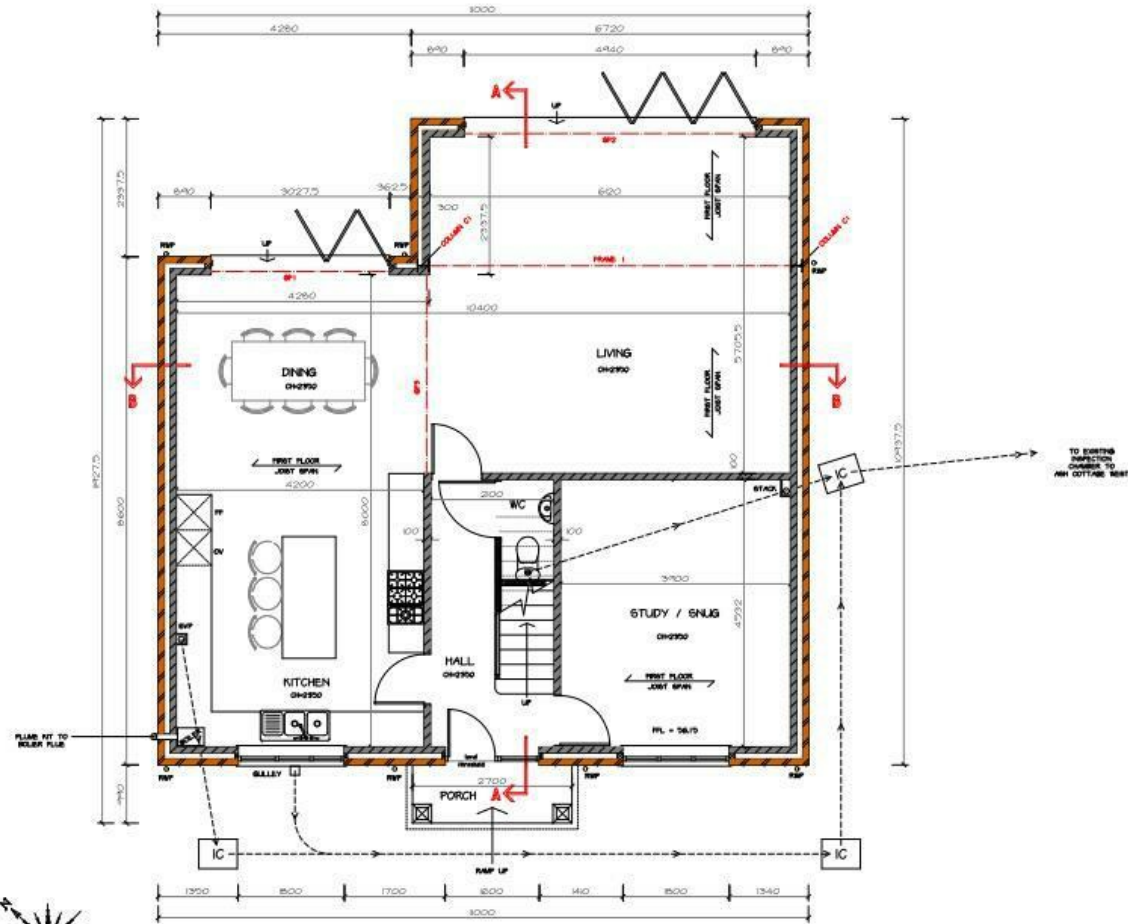
Outside, the property will offer off-road parking and a private garden, providing space for outdoor dining, relaxation and family activities.

****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.

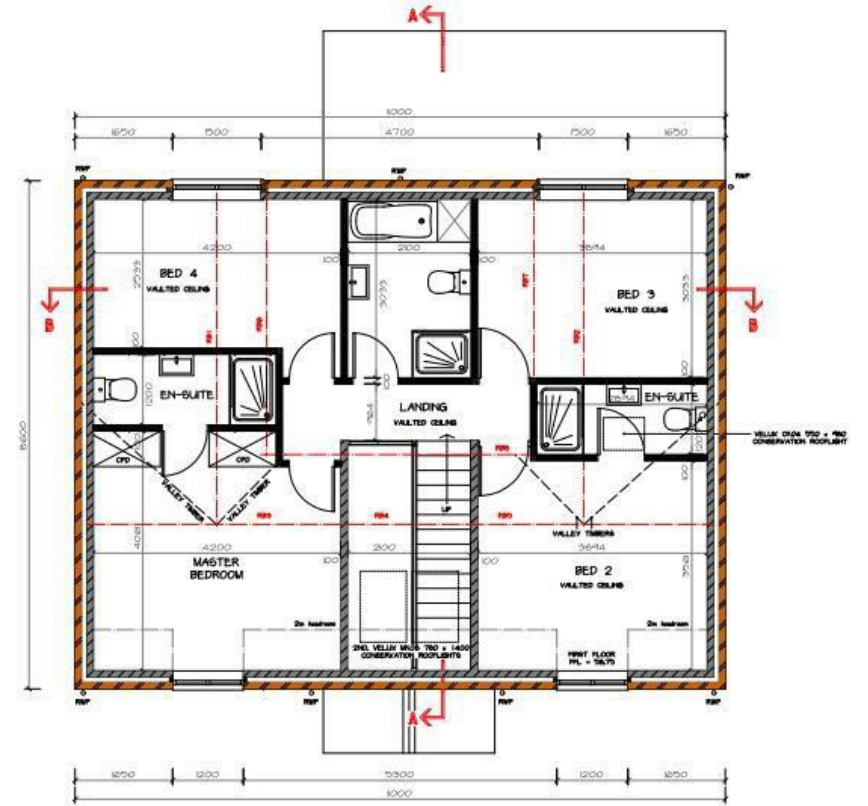
PROPOSED REAR (NE) ELEVATION 1:100



PROPOSED GROUND FLOOR PLAN 1:50

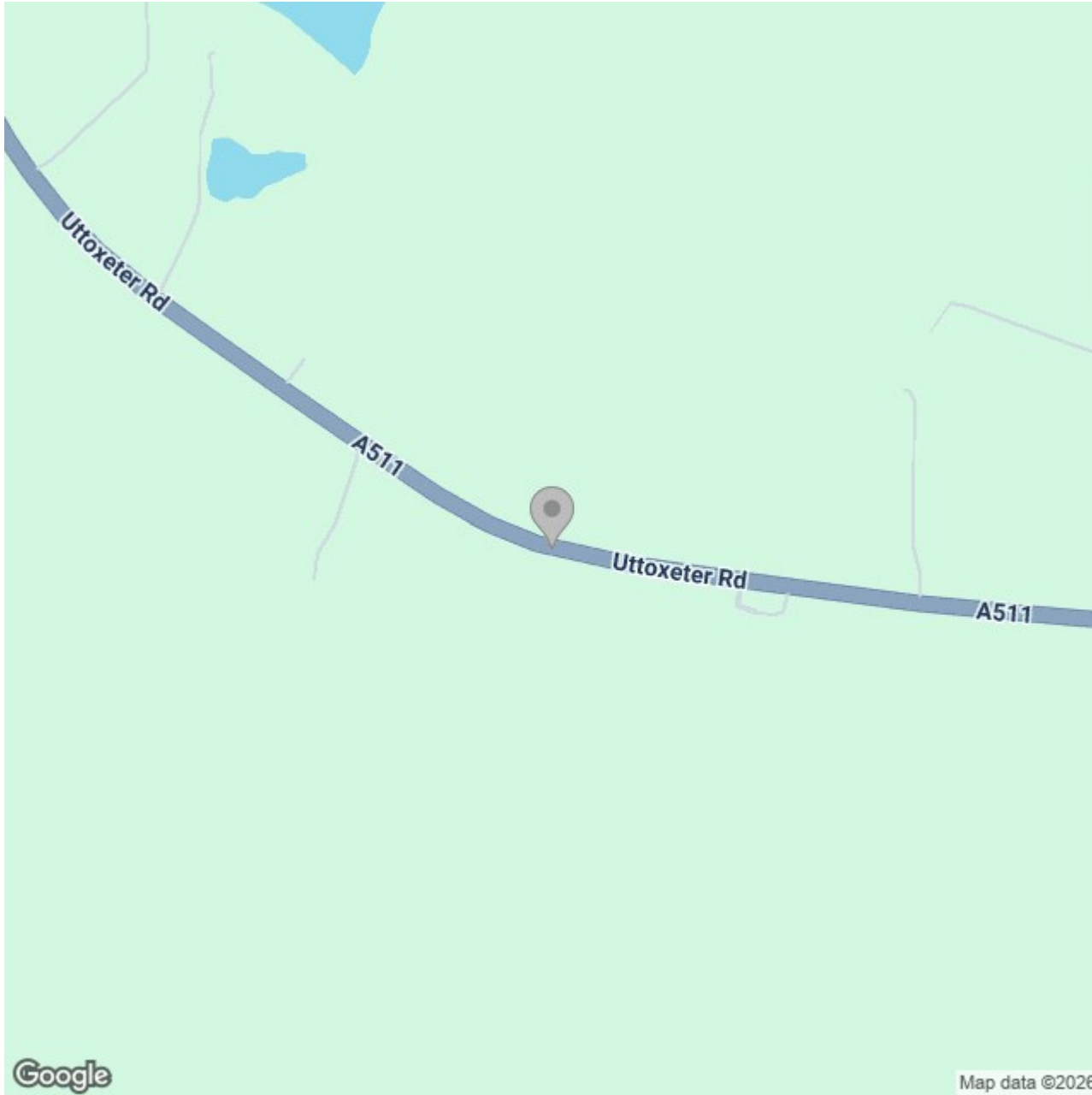
GROUND FLOOR BRICK FLOOR AREA = 120.4m²

PROPOSED SIDE (NW) ELEVATION 1:100



PROPOSED FIRST FLOOR PLAN 1:50

FIRST FLOOR BRICK FLOOR AREA = 140.4m²



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 	