





Occupying an attractive position along Uttoxeter Road in the sought-after rural hamlet of Foston, this charming two-bedroom detached cottage combines period character with comfortable modern living.

The property features two welcoming reception rooms, a fitted kitchen with adjoining utility area, a modern ground-floor bathroom and two generously proportioned interlinking bedrooms. Outside, an in-and-out driveway provides ample parking alongside a garage, while mature gardens enjoy an attractive open outlook across the neighbouring fields.

Rich in character and original features, the cottage also presents excellent potential for further improvement or extension, subject to obtaining the necessary planning permissions and consents.



Accommodation

GROUND FLOOR

The accommodation opens through an entrance porch into a welcoming sitting room positioned at the front of the property. An inset log-burning stove set within a traditional fireplace creates a warm focal point, complemented by light grey flooring, a front-facing window and a staircase rising to the first floor.

An internal door leads into the separate dining room, another characterful reception space featuring decorative ceiling beams and an open fireplace with a tiled hearth and dark oak surround. A window overlooks the front elevation, while there is ample room for a dining table and accompanying furniture.

To the rear, a lobby provides views over the garden and gives access to the kitchen and ground-floor bathroom.

The kitchen is fitted with a range of base and eye-level units, complemented by preparation work surfaces and a stainless-steel sink with mixer tap. Integrated appliances include an electric oven and four-ring gas hob. A side window provides natural light, while a door opens directly onto the rear garden.

Adjoining the kitchen is a useful utility area providing space and plumbing for a washing machine. Rear-facing windows overlook the garden, while a wall-mounted gas-fired combination boiler supplies the



domestic hot water and central heating systems.

The modern bathroom is fitted with a white suite comprising a WC, wash hand basin with storage beneath and a P-shaped bath with a thermostatic twin-head shower above. Light grey wall tiling and a chrome heated towel rail complete the room.

FIRST FLOOR

The first floor provides two generously proportioned







interlinking bedrooms.

The first bedroom features a front-facing window, radiator and access to the loft space. A connecting door leads into the second bedroom, which also benefits from a window, radiator and recently fitted light grey carpeting.

The property benefits from gas central heating, together with a combination of UPVC double-glazed and single-glazed windows.

OUTSIDE

The cottage is set back from the road behind an established front garden and an attractive in-and-out driveway, providing ample off-road parking and access to the garage.

To the rear is a mature garden enjoying a particularly attractive open aspect across the neighbouring fields. The garden offers excellent space for outdoor seating, recreation and further landscaping, while its countryside outlook creates a peaceful and private setting.

The generous outside space may also offer scope for future extension or improvement, subject to the necessary permissions and consents.

LOCATION

Foston is a small rural hamlet situated within the South Derbyshire countryside, conveniently positioned between Derby and Uttoxeter.

A broader range of everyday amenities can be found in

the nearby villages of Hatton and Tutbury, including shops, cafés, public houses, schools and medical facilities. Tutbury and Hatton railway station provides connections to surrounding towns and cities.

The property is well placed for access to the A50 and A511, providing convenient road links towards Derby, Uttoxeter, Burton upon Trent and the wider Midlands.



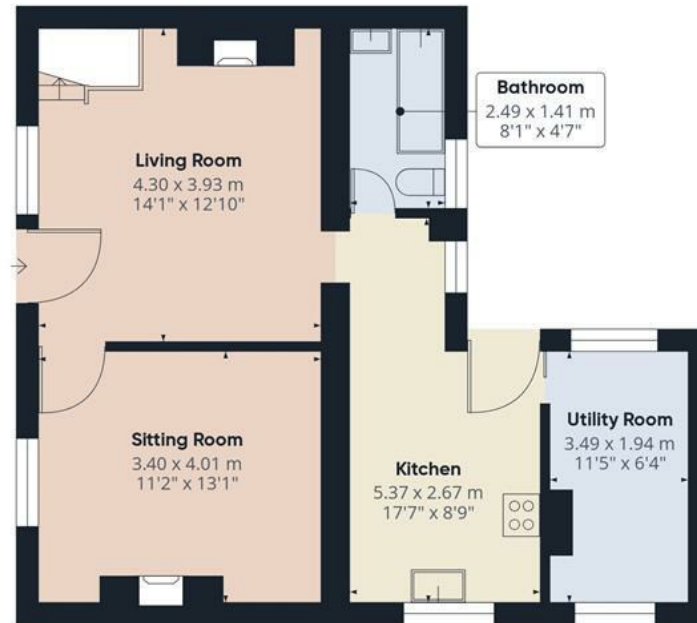












Floor 0



Floor 1



Approximate total area⁽¹⁾

78.4 m²

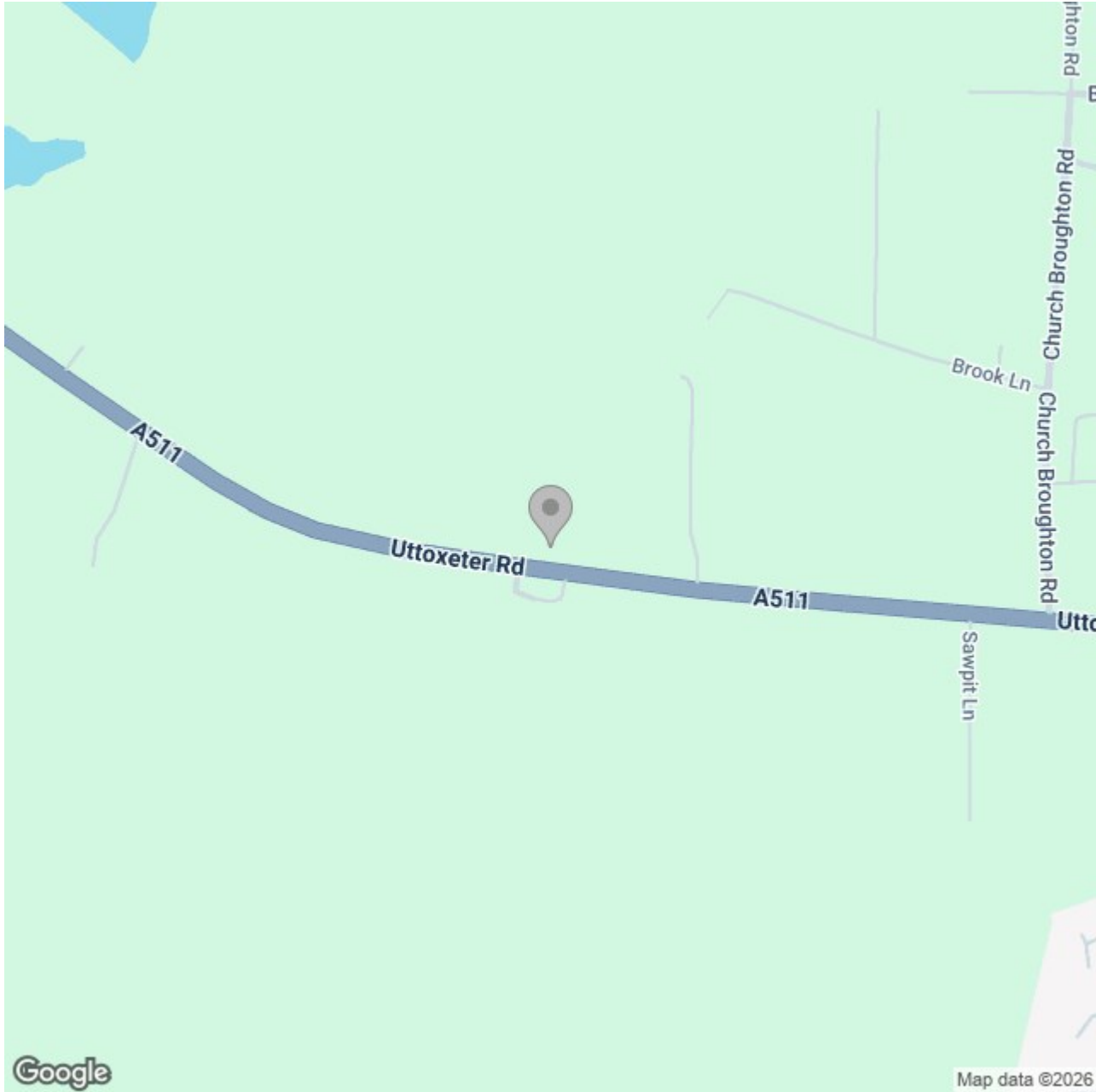
845 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360





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