

Coplow Lane
Foston, Derby, DE65 5DL

John German





Coplow Lane

Foston, Derby, DE65 5DL

£500,000



Individually designed and built detached residence providing well maintained and extended accommodation offering versatility. Occupying a delightful plot extending to approx. 0.27 acre, enjoying a good degree of privacy and views over fields.

For sale with no upward chain involved, viewing and consideration of this lovely single storey home is strongly recommended to appreciate its room dimensions and layout, plot and privacy.

Located in a popular area providing easy access to the surrounding towns and villages including Tutbury and Hatton, Ashbourne, Uttoxeter and Burton on Trent plus the city of Derby. The nearby A50 dual carriageway links the M1 and M6 motorways.

Accommodation - A storm porch with a uPVC part obscure double glazed entrance door and matching side panel opens to the welcoming hall which has hard flooring, built in storage cupboards and doors leading to the spacious accommodation.

The generously sized lounge has a focal fireplace and wide French doors and side panels opening to the large conservatory which enjoys a lovely view over the garden and fields beyond, having power and radiators making an ideal additional all year round living space. French doors open to the patio. Also from the lounge is the separate dining area which has a wide full depth side facing window providing natural light.

The spacious and extended dining kitchen has an extensive range of base and eye level units with fitted work surfaces and inset sink unit set below the front facing window. There is a fitted gas five ring hob with extractor over, built in double oven, integrated dishwasher and space for a fridge freezer. Additionally there are two built in storage cupboards and a useful laundry cupboard that has a fitted work surface and plumbing for a washing machine. Natural light is provided by two double glazed skylights and a double glazed door with matching side panels giving access to a side patio.

A door leads to the adaptable, well-proportioned bedroom that could be easily used as a reception room, if desired, having a door to a fitted shower room having a white three piece suite and tiled walls.

Back to the hall where doors lead to three further good sized bedrooms, each having wardrobes and pleasant outlooks, plus the fitted family bathroom which has a white suite with complementary tiled splash backs.

Outside - To the rear a spacious paved patio provides a lovely entertaining area enjoying a good degree of privacy that extends to the side elevation and leads to the good sized garden that is predominantly laid to lawn with well stocked beds and borders, timber trellising and fencing to three sides. The garden backs onto fields and enjoys distant views over surrounding countryside. Please note the beech tree is subject to a Tree Preservation Order. On the opposite side of the property is a paved patio that lies adjacent to the dining kitchen.

To the front there are well stocked borders containing a variety of shrubs and plants. Electric gates lead to a tarmac driveway that provides ample parking for several vehicles leading to the garage that has an up and over door, power and windows. Space saving stairs lead up to a useful room above that provides scope for a play/games room or home office, with power and a telephone point.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: LPG central heating system. Mains water, drainage, electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency www.southderbyshire.gov.uk

Our Ref: JGA/25112022

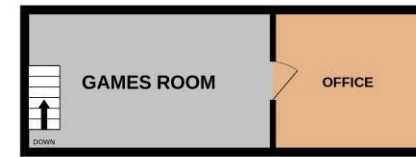
Local Authority/Tax Band: South Derbyshire District Council / Tax Band E





GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix ©2022



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



John German

9a Market Place, Uttoxeter, Staffordshire, ST14 8HY

01889 567444

uttoxeter@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



