

# Foston Avenue

Burton-on-Trent, DE13 0PJ



This well presented and extended three bedroom semi detached home is jam packed full of features and will not disappoint. This wonderful home is conveniently located close to schools, the hospital, local parks and shops. This property will suit a multitude of buyers from first time owners, families and savvy investors.

£280,000

John German 

The first thing you will see if the large driveway with an abundance of parking and side access to a garage at the rear. The front door opens into the porch which in turn leads to the lovely entrance hall. The spacious lounge is located at the front of the home with a log burner at its focal point and is a lovely place to relax in after a long day.

The stunning renovated kitchen is fitted with a range of base and wall mounted cabinets with worktop space and quality appliances. The utility room is located just off of the kitchen and is fitted with cabinets, worktop with inset sink, space for appliance and worktop and WC with wash hand basin.

The superb rear extension flows well from the kitchen and has vaulted ceiling with modern skylights, a feature log burner and bi folding doors opening out onto the rear garden.

The rear garden itself offers a fantastic amount of space for the children to play and is an ideal spot to entertain with friends and family. The gardens are well finished with a large summer house which has a multitude of functions from a home gym to a separate office.

On the first floor, the master bedroom is a fantastic size and has the benefit of built in wardrobes along one wall and light flooding in courtesy of the large window.

The second bedroom is another large room, an ideal space for children to grow into and will easily take a double bed plus bedroom furniture.

The third bedroom is a single room with built in storage and overlooks the rear gardens.

All bedrooms are serviced by the refitted family bathroom which is very spacious and comes complete with a large bath with shower over, pedestal wash hand basin, WC and feature lighting.

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

**Services:** Mains water, drainage, electricity and gas 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](http://www.gov.uk/government/organisations/environment-agency)

[www.eaststaffsb.gov.uk](http://www.eaststaffsb.gov.uk)


**Our Ref:** JGA/28062023

**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band B







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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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#### Agents' Notes

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