





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.









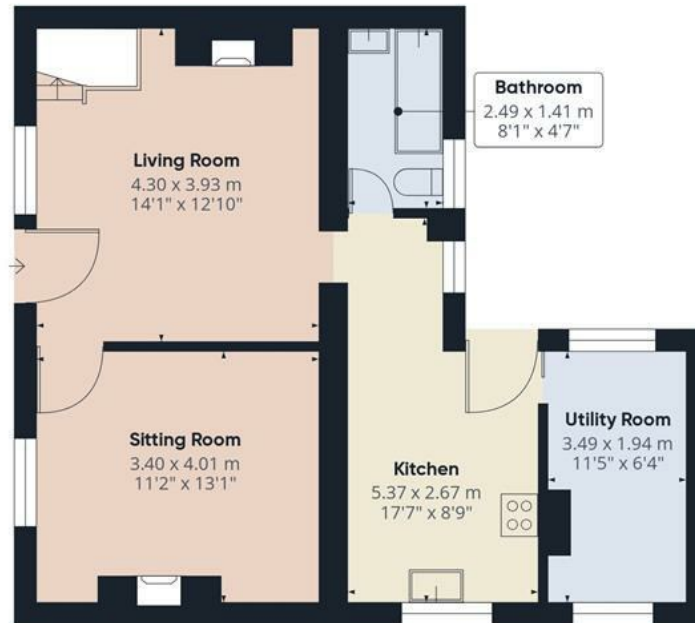












Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

78.4 m<sup>2</sup>

845 ft<sup>2</sup>

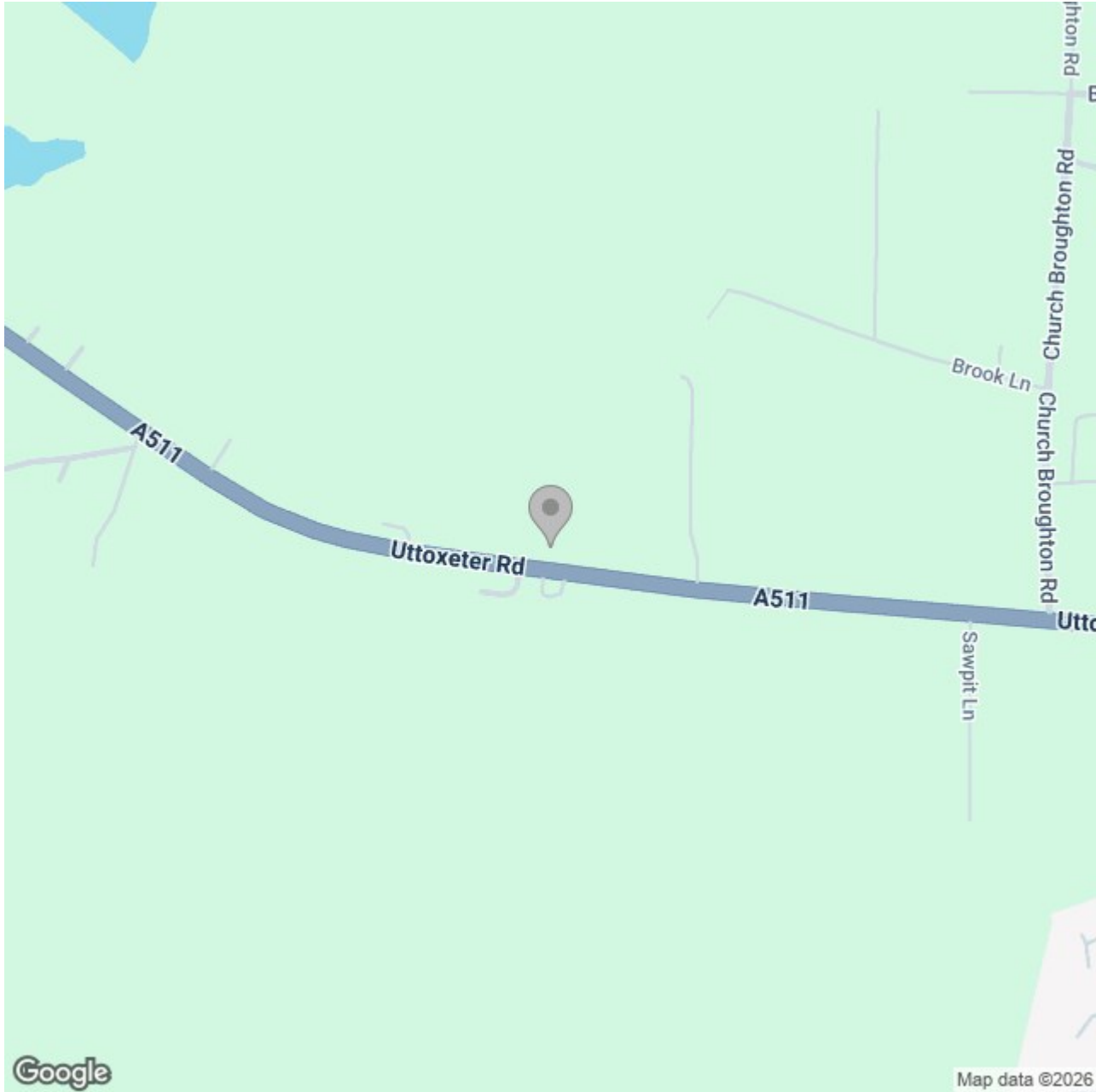
(1) Excluding balconies and terraces

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) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |

England & Wales

EU Directive 2002/91/EC