

**49 Foston  
Avenue  
Burton-On-Trent  
DE13 0PL**

**Price Guide  
£285,000**



- **TRADITIONAL DETACHED**
- **PARKING TO FRONT**
- **GOOD SIZE REAR GARDEN**
- **ATTRACTIVE LOUNGE**
- **OPEN PLAN KITCHEN**
- **THREE BEDROOMS**
- **ATTRACTIVE BATHROOM WITH SEPARATE SHOWER**
- **UTILITY STORE**
- **WORKSHOP**
- **MUST BE VIEWED**

## GENERAL INFORMATION

### THE PROPERTY

Sitting in an elevated position on Foston Avenue in the town of Burton upon Trent, this delightful three-bedroom detached house offers a perfect blend of modern living and traditional charm. Ideally situated near the renowned Queens Hospital, this property is a fantastic opportunity for families and professionals alike.

Upon entering, you are greeted by a welcoming hallway that leads to a beautifully appointed lounge, featuring bespoke shutters that add a touch of elegance. The heart of the home is undoubtedly the re-fitted kitchen, which has been thoughtfully extended into the rear dining room. This open-plan space is perfect for entertaining and family gatherings, with direct access to the expansive garden, allowing for seamless indoor-outdoor living.

The first floor boasts three bedrooms, providing ample space for relaxation and rest. The stylish bathroom, complete with both a bath and shower, caters to all your needs.





Outside, the property offers convenient parking for two vehicles with an electric car charge port and steps leading up to the front door. The rear garden features a utility store and a workshop, making it ideal for hobbyists or those in need of extra storage. The extensive garden includes a large patio area, perfect for al fresco dining, a lawn for children to play, and even a designated vegetable garden if required area for those with a green thumb.

This property has been lovingly upgraded by the current owners, ensuring it is ready for you to move in and make it your own. With its desirable location and impressive features, this home is not to be missed.

#### LOCATION

Foston Avenue is a popular location close to Burton's Queens Hospital. There are a range of local amenities including a butcher's, a pharmacy, hairdressers, a Co-op and a doctor's.

#### ACCOMMODATION

Entrance door opening through to hallway.

#### HALLWAY

Stairs off to first floor, attractive panelled wall, period style radiator, wood effect flooring, door to dining kitchen and a further door which opens through to the attractively decorated sitting room.

#### SITTING ROOM

4.19m into bay window x 3.61m max 3.41m (13'8" into bay window x 11'10" max 11'2")

The feature of the room is an ethanol log burner, lovely bay window to the front aspect with leaded lights and bespoke shutters, picture rail, coving to ceiling and ceiling rose.

#### FITTED DINING KITCHEN

5.54m into chimney x 4.31m max 3.15m min (18'2" into chimney x 14'1" max 10'4" min)

This attractive space is fitted with a good

range of base cupboards, drawers and matching wall mounted cabinets, worktops incorporate a composite sink with mixer taps and side drainer and four ring electric hob, integrated appliances include an oven, there is space for an American style fridge freezer, matching island unit with breakfast bar, there are bi fold doors that lead out into the garden, recessed ceiling down lights, ceiling light over the island, space for an electric log burner, door to outside and a further door opens up into a useful under stairs storage cupboard.

#### FIRST FLOOR

#### LANDING

Has a loft access point, window to the side aspect, all doors leading off:

#### BEDROOM ONE

4.35m to bay window x 3.08m (14'3" to bay window x 10'1")

Featuring a bay window to the front aspect



with bespoke shutters, period style ornamental cast iron fire, period style radiator and ceiling light point.

#### BEDROOM TWO

3.33m into chimney x 4.10m (10'11" into chimney x 13'5")

Has a ceiling light point, radiator and window to the rear aspect offering views over Burton town centre and Sinai fields.

#### BEDROOM THREE

2.19m x 2.56m (7'2" x 8'4")

Has attractive wood panelling, window to the front aspect, radiator and ceiling light point.

#### FAMILY BATHROOM

2.08m x 2.24m to window (6'9" x 7'4" to window )  
Is equipped with a double ended bath with black mixer tap and hand held shower attachment, W.C., wall mounted vanity unit with hand wash basin and black mixer tap, a fully tiled shower enclosure with hand held and rain fall black shower heads, there are attractive sub tile surrounds, window to the side aspect, a further window to the rear aspect, ceiling light point and contemporary style heated towel rail.

#### OUTSIDE

The property sits back off Foston Avenue behind a block paved driveway providing parking for several vehicles and a electric car charge port, steps rise to the front door and the path continues down the side of the house and opens up into an extensive rear garden with large paved patio area, two steps lead down to a block paved patio with brick built tool shed, lawns, herbaceous beds and fruit trees, also to the side of the property is an outhouse which is equipped and fitted out as a utility with provision for washing machine and tumble dryer.

#### AGENTS NOTES

If you have accessibility needs please contact the office before viewing this property.

If a property is within a conservation area please be aware that Conservation Areas are protect places of historic and architectural value. These are also designated by local planning authorities. Removing trees in a Conservation Area requires permission from the relevant authority, subject to certain exclusions.

#### TENURE

**FREEHOLD** - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

#### CONSTRUCTION

Standard Brick Construction

#### COUNCIL TAX BAND

East Staffordshire Borough Council- C

#### CURRENT UTILITY SUPPLIERS

Gas

Electric

Water - Mains

Sewage - Mains

Broadband supplier

#### MONEY LAUNDERING & ID CHECKS

**BY LAW, WE ARE REQUIRED TO COMPLY WITH THE MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATION 2017.**

**IN ORDER FOR US TO ADHERE TO THESE REGULATIONS, WE ARE REQUIRED TO**



COMPLETE ANTI MONEY LAUNDERING CHECKS AND I.D. VERIFICATION.

WE ARE ALSO REQUIRED TO COMPLETE CHECKS ON ALL BUYERS' PROOF OF FUNDING AND SOURCE OF THOSE FUNDS ONCE AN OFFER HAS BEEN ACCEPTED, INCLUDING THOSE WITH GIFTED DEPOSITS/FUNDS.

FROM THE 1ST NOVEMBER 2025, A NON-REFUNDABLE COMPLIANCE FEE FOR ALL BUYERS OR DONORS OF MONIES WILL BE REQUIRED. THIS FEE WILL BE £30.00 PER PERSON (INCLUSIVE OF VAT). THESE FUNDS WILL BE REQUIRED TO BE PAID ON THE ACCEPTANCE OF AN OFFER AND PRIOR TO THE RELEASE OF THE MEMORANDUM OF SALE.

#### FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website regarding flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

#### BROAD BAND SPEEDS

Please check with Ofcom, and for further information, the Open Reach web site. Links are provided for your information

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

<https://www.openreach.com/>

#### SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search>  
[/find-your-normal-area-school.aspx](https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx)

<http://www.derbyshire.gov.uk/>

#### CONDITION OF SALE

These particulars are thought to be materially

correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

#### VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 09/2025) A



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.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</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	

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