

# property details **approval form**

Fircote Coplow Lane, Foston, Derby, Derbyshire, England, DE65 5DL

**Date:** 11 September 2026

**Property Ref and Version:** UTR110348 - 0003

## selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

### >> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- |                      |                     |
|----------------------|---------------------|
| 1. Price             | 5. Room Description |
| 2. Key Features      | 6. Directions       |
| 3. Short Description | 7. Property Images  |
| 4. Long Description  | 8. Floor Plan       |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## >> **price**

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£450,000

Tenure: Freehold

## >> **key features**

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- > ATTRACTIVE CHARACTER PROPERTY
- > FOUR BEDROOMS
- > EN-SUITE TO PRINCIPLE BEDROOM
- > SPACIOUS OPEN-PLAN DINING KITCHEN
- > POPULAR VILLAGE LOCATION
- > EXCELLENT COMMUTER LINKS
- > ELECTRIC CAR CHARGING POINT
- > EPC Rating: D

## >> **short description**

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A charming and individual four-bedroom character home offering versatile living accommodation, a wealth of period features, generous gardens, ample parking and an enviable village setting. Early viewing is strongly recommended to fully appreciate the space, character and lifestyle on offer.

## >> **long description**

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BAGSHAW'S RESIDENTIAL ARE DELIGHTED TO PRESENT THIS BEAUTIFULLY APPOINTED CHARACTER PROPERTY. Occupying an enviable position within the highly regarded village of Foston, Fircote is a charming and deceptively spacious family home that successfully combines a wealth of original character with the comforts expected of modern-day living. Set behind timber gates and enjoying a generous enclosed plot, this attractive property offers versatile accommodation arranged over two floors and is ideally suited to growing families, professionals working from home or purchasers seeking a home with individuality and charm.

From the moment you arrive, the property exudes character, with its traditional façade, mature gardens and private driveway creating an inviting first impression. Internally, exposed beams, brickwork and cottage-style features blend seamlessly with well-appointed living spaces, resulting in a home that feels both welcoming and practical.

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## >> room description

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### **Entrance Porch**

A solid timber entrance door opens into a useful enclosed porch, providing the perfect space for coats, boots and everyday storage before leading through into the principal accommodation.

### **Living Room**

19' 4" x 12' 8" ( 5.89m x 3.86m )

A wonderful reception room enjoying excellent proportions and a warm, homely feel. The focal point is the impressive exposed brick inglenook fireplace incorporating a log-burning stove set upon a quarry tiled hearth. Feature cabinetry positioned either side of the chimney breast provides practical storage, whilst a large bay window allows natural light to flood the room and offers attractive views over the garden. Exposed beams further enhance the character and charm of this superb family living space.

### **Breakfast Kitchen**

27' 1" x 16' 4" ( 8.26m x 4.98m )

Beautifully fitted with an extensive range of base and wall-mounted units, complemented by quality work surfaces and an inset ceramic sink positioned beneath a window overlooking the garden. The kitchen features an attractive oil-fired Aga, alongside an induction hob with extractor fan, built-in double oven and integrated dishwasher. Offering both style and functionality, this room truly represents the heart of the home.

### **Family Area**

16' 9" x 8' 9" ( 5.11m x 2.67m )

Open-plan from the kitchen, this versatile area provides additional day-to-day living space and is ideal as an informal sitting area or family room. A skylight window allows additional natural light to flow through the accommodation, enhancing the sense of space throughout the ground floor.

### **Study/Dining Room**

11' x 9' 7" ( 3.35m x 2.92m )

Accessed via double doors from the family area, this valuable additional reception room offers exceptional versatility. Equally suited as a home office, playroom, television room, hobby room or snug. Buyers can adapt this space to suit their individual requirements.

### **Laundry Room**

9' 11" x 9' 7" ( 3.02m x 2.92m )

A beautifully presented and highly practical utility room. The space features a solid timber-effect worktop, extensive fitted cabinetry and open shelving, providing excellent storage and workspace. A stainless-steel sink is complemented by attractive tiled splashback with space and plumbing for washing machine and tumble dryer. A striking solid timber barn-style door provides access, while the velux window floods the room with natural light.

### **Cloakroom**

Fitted with a two-piece suite and conveniently positioned off the dining area, providing practical facilities for visiting guests and everyday family use.

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### **Conservatory**

15' 4" x 14' 8" ( 4.67m x 4.47m )

Positioned to the rear of the property, the conservatory provides further reception space and offers a pleasant area in which to relax and enjoy views of the outside throughout the seasons.

### **Landing**

A spacious and attractive galleried landing with doors leading off to the bedroom accommodation and family bathroom.

### **Bedroom One**

16' 8" x 12' 6" ( 5.08m x 3.81m )

A superb principal suite extending to the full depth of the property, creating a generous and comfortable bedroom environment. Well-proportioned and filled with natural light, the room benefits from its own private en-suite shower room.

### **En-Suite**

7' 5" x 4' 6" ( 2.26m x 1.37m )

Appointed with a fitted shower enclosure, wash hand basin and WC, providing convenient facilities for the principal bedroom.

### **Bedroom Two**

9' 4" x 9' 4" ( 2.84m x 2.84m )

A well-proportioned double bedroom enjoying an attractive outlook and offering ample space for a range of bedroom furniture.

### **Bedroom Three**

10' 11" x 6' 9" ( 3.33m x 2.06m )

Another generously sized double bedroom, ideal for family members or visiting guests, benefitting from character features and good natural light.

### **Bedroom Four**

7' 4" x 6' 1" ( 2.24m x 1.85m )

A versatile fourth bedroom suitable for use as a child's bedroom, nursery, dressing room or additional home office if required.

### **Family Bathroom**

7' 4" x 6' 1" ( 2.24m x 1.85m )

Beautifully appointed and fitted with a white four-piece suite incorporating a corner panelled bath, separate corner shower enclosure, wash hand basin and WC. The bathroom is spacious, practical and designed to comfortably serve the family accommodation.

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### **Outside**

The property occupies a delightful enclosed plot with lawned gardens, established flowerbeds and mature borders stocked with a variety of shrubs and plants. A brick-paved patio provides an excellent seating and entertaining area, whilst the gardens enjoy a good degree of privacy. Double timber gates open onto a substantial tarmaced driveway providing ample off-road parking for multiple vehicles. For added convenience, the property benefits from an electric vehicle charging point.

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## >> **property images**



**Your Bagshaws Residential office:** 17 High Street, UTTOXETER, Staffordshire, ST14 7HP  
**T** 01889 567567 **E** [Uttoxeter@bagshawsresidential.co.uk](mailto:Uttoxeter@bagshawsresidential.co.uk)

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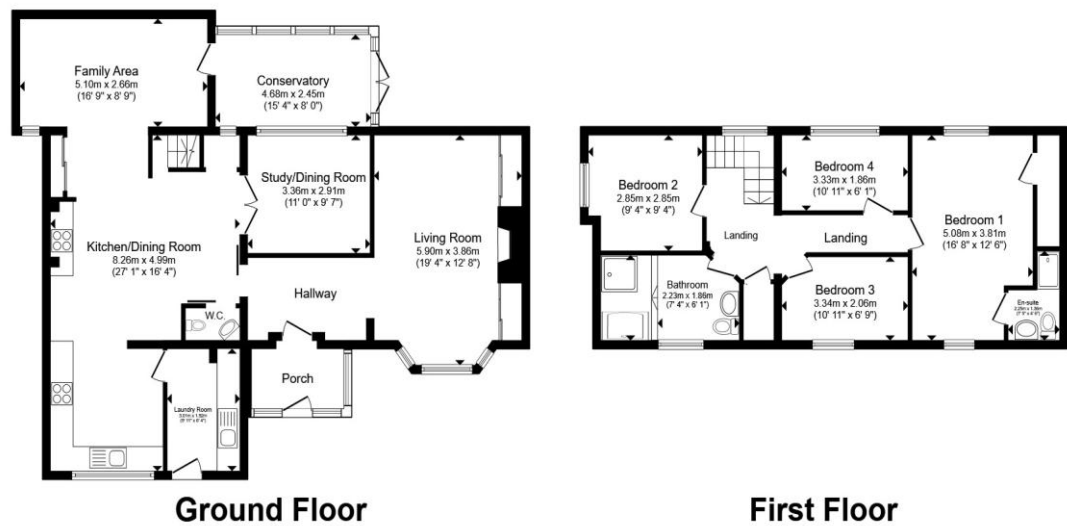
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## >> floor plan



Total floor area 161.2 m<sup>2</sup> (1,735 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



## >> approval

| Signature         |  | Date |
|-------------------|--|------|
| Elizabeth Packham |  |      |
| Mrs S. Szabo      |  |      |