

# Demontfort Way

Uttoxeter, ST14 8XY

John German





# Demontfort Way

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£435,000

Extremely well presented and appointed modern family sized home with remodelled and extended accommodation set over three floors, occupying a pleasant position on this highly desirable and well regarded road.



Set back from the always popular Demontfort Way, internal inspection of this family sized residence is strongly recommended to appreciate its remodelled layout including a hugely impressive open living and dining kitchen, room dimensions, specification and its exact position. An ideal home for anyone looking to move up or down the property ladder.

Situated towards the edge of Uttoxeter but still within walking distance of its wide range of amenities including the three tier school system, several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, train station, multi screen cinema and the modern leisure centre.

Accommodation - uPVC double glazed French doors open to the enclosed porch with a part obscure glazed door opening into the welcoming hall which provides an impressive introduction to the home with stairs rising to the first floor. Doors lead to the remodelled ground floor accommodation and the downstairs WC.

To the front of the home is the generously sized lounge which has a walk in bay window providing natural light and a focal entertainment wall with space for a wall mounted television.

Across the rear of the property is the magnificent open plan living and dining kitchen which has the same superior tiled floor as the hall and French doors opening to the patio and garden. There is an extensive range of base and eye level units with granite worktops and matching breakfast bar, inset ceramic sink set below the window overlooking the garden, fitted electric hob with an extractor over, built in electric oven and further combination oven plus an integrated dishwasher, fridge freezer and wine cooler. An arch leads to the well proportioned brick base and uPVC double glazed constructed conservatory providing further entertaining space with power points and heating plus French doors opening to the garden.

Completing the ground floor is the fitted utility room which has base and eye level units, worktops with an inset sink unit plus space for appliances.

To the first floor the landing has a front facing window providing light and stairs rising to the second floor. Doors open to the four good sized bedrooms, all of which can accommodate a double bed and to the superior fitted family bathroom which has a contemporary three piece white suite incorporating a shower bath with a mixer shower and glazed screen above.

The master bedroom has the benefit of fitted wardrobes and a modern en suite shower room that has a white three piece suite incorporating a double shower cubicle.

The adaptable additional accommodation on the second floor comprises a useful study or playroom with a rear facing window and further front facing skylight. A door opens to the fifth bedroom, also having the same dual aspect windows - an ideal teenager's space or home working area.

Outside - To the rear a paved patio provides a pleasant entertaining area with raised timber beds leading to the garden which is mainly laid to lawn, enclosed to three sides by timber fencing. It has a barked play area, a timber canopy providing space for a hot tub, a further seating area at the bottom of the garden plus gated side access to the front.

To the front is a wide tarmac driveway with cobbled edging providing off road parking leading to the garage.

**Note:** The floorplan is for illustration purposes only.

**what3words:** conga.mixed.polygraph

**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)

**Our Ref:** JGA/23112023

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



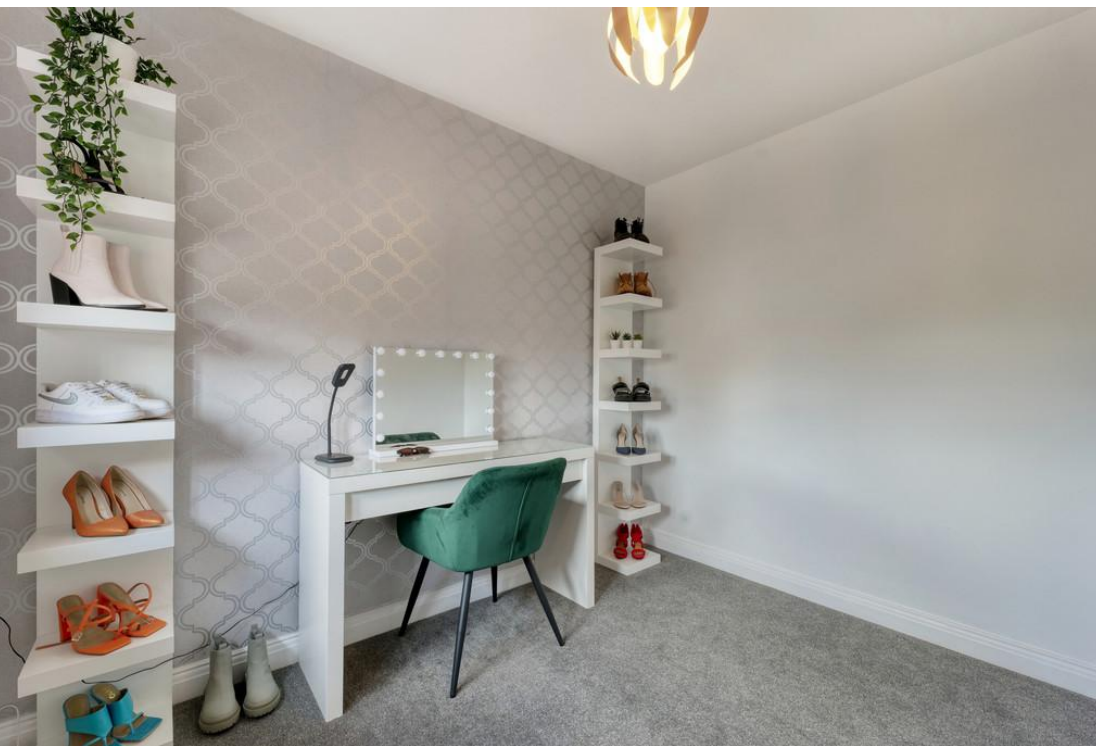












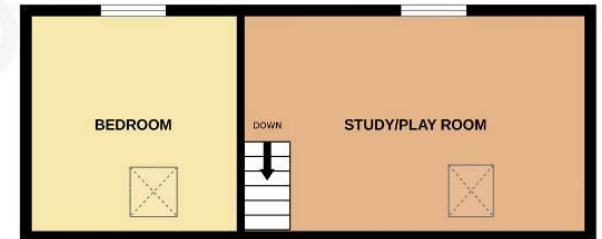
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements



### 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	60 D	
39-54	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



