

Demontfort Way

Uttoxeter, ST14 8XY

John 
German





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Asking Price Of £435,000

Attractive modern detached family sized home backing onto fields, with extremely well maintained and re-modelled accommodation including an open plan living dining kitchen and versatile loft conversion with Velux skylight balconies.



Occupying a lovely position on the well regarded and highly sought after road, with the southerly facing garden backing onto fields, internal inspection and consideration of this fabulous family home is essential to appreciate the work done by the current owner, most notably the refitted open plan living dining kitchen and the versatile loft conversion that can be utilised as a bedroom or family space, having feature Velux skylight balconies overlooking the adjoining fields.

Situated towards the edge of Uttoxeter but still within easy reach of both the convenience shop found on the Birdland development and the town centre, with its wide range of amenities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, train station, the three tier school system, modern leisure centre and the multi screen cinema.

Accommodation:

A tiled canopy porch with a replacement composite entrance door opens to the welcoming hall where stairs rise to the first floor with a recess below, and doors lead to the remodelled and spacious ground floor accommodation and downstairs WC cloakroom. To the front is the well proportioned lounge which has a coal effect gas fire with feature surround and a wide walk-in bay window providing natural light.

The hugely impressive open plan living dining kitchen extends to the full width of the home providing the hub of this family residence. The kitchen, having recently been refitted consists of an extensive range of base and eye level units with a matching island, quartz worktops and breakfast bar, inset sink unit set below the window overlooking the garden and adjoining fields, fitted gas hob with a contemporary extractor hood over, built-in electric oven/grill and matching oven/grill/microwave and integrated appliances including a dishwasher, fridge freezer and wine fridge. Wide patio doors open to the patio and garden, and a further set of doors opens to the brick base and uPVC double glazed conservatory that is in need of some attention.

Completing the ground floor accommodation floor space is the fitted utility room, having units and a quality work surface with inset sink unit, space for appliances and doors to the outside and the garage.

To the first floor the landing has a built-in airing cupboard and stairs rising to the versatile second floor plus doors to the four good size bedrooms, all of which can accommodate a double bed and three having built-in wardrobes, with the rooms to the rear enjoying countryside views. The spacious first floor master has the benefit of a fully tiled en-suite shower room having a white suite incorporating a shower cubicle with a mixer shower over. The fitted family bathroom has a white suite incorporating a panelled bath with a mixer shower and glazed screen above plus complementary tile splashbacks.

The second floor landing has a door opening to the generously sized and adaptable room, making an ideal fifth bedroom or living space depending on your requirements, having the amazing feature of two Velux skylight balconies providing an abundance of natural light and when open, magnificent far reaching views over the surrounding fields and countryside beyond. Additionally a door opens to the useful loft space which has a light, as well as additional storage space in the eaves.

Outside, to the rear a flagstone paved patio with gravelled edging provides a pleasant seating and entertaining area with low level dwarf walls and steps leading to the southerly facing garden which is predominantly laid to lawn, with well stocked beds and borders containing a large variety of shrubs and plants, plus a cobbled path leading to a further seating area with a timber pergola at the bottom of the garden enjoying the fabulous views over fields. Enclosed to three sides by panelled fencing to the sides and a post and rail fence to the rear to take advantage of the views.

To the front is a garden laid to lawn and a double width driveway providing off road parking leading to the garage that has an up and over door, power points and light plus the wall mounted gas central heating boiler and the pressurised hot water cylinder, and direct access into the home.

What3Words: lushly.bashful.assets

There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request.

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

Property construction: Standard **Parking:** Drive **Electricity supply:** Mains **Water supply:** Mains **Sewerage:** Mains **Heating:** Mains gas (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC **Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

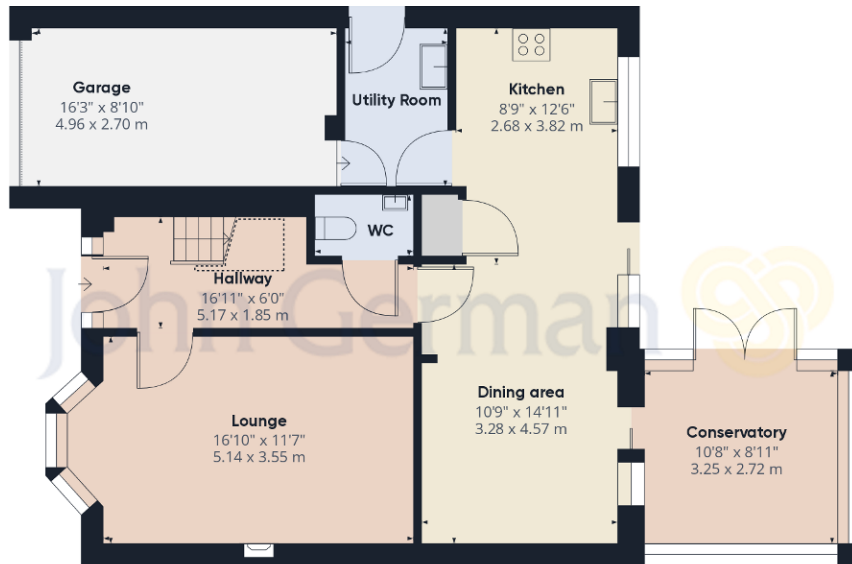
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band E

Useful Websites: www.gov.uk/government/organisations/environment-agency

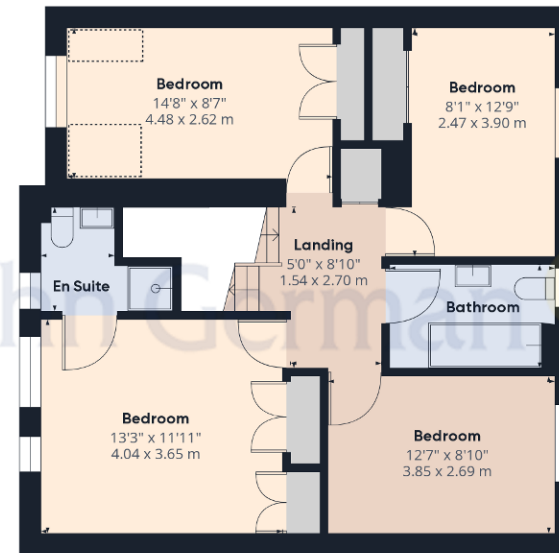
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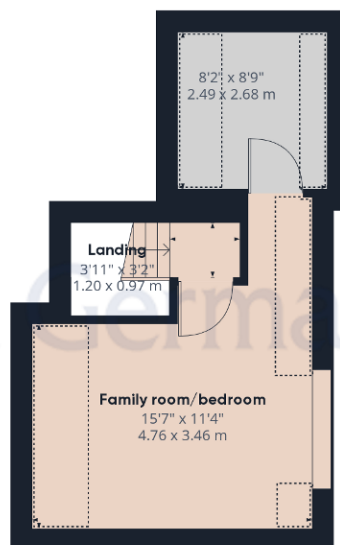




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1947.4 ft²


180.92 m²

Reduced headroom

121.63 ft²

11.3 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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