

Demontfort Way

Uttoxeter, ST14 8XY

John
German





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£489,500

Truly stunning detached home with comprehensively refurbished and modernised, immaculately maintained and beautifully presented family sized accommodation. Situated in this highly sought after area.

Internal inspection and consideration of this hugely impressive family home is imperative to appreciate the amount of work and thought the current owners have invested in the property since their purchase when new. In absolute turn key condition, the property also sits in a surprising and equally well tended plot set back from the road. Most notable improvements include replacement windows and doors, a superior refitted breakfast kitchen with granite tops and appliances, bathrooms, windows and central heating boiler plus an external range of power points, lighting and landscaping. An outstanding home that must be viewed!

This highly regarded and sought after road is within easy reach of the town centre and its wide range of amenities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, the three tier school system, doctors, train station, multi screen cinema and a modern leisure centre.

Accommodation - A storm porch with a tiled floor has a replacement composite and part obscure double glazed entrance door providing a pop of colour, opening to the welcoming hall which offers a fabulous introduction to the home and a sign of the quality to come. Stairs rise to the first floor with a cupboard below, and doors open to the spacious ground floor accommodation plus direct access to the double garage.

To the front is the generously sized lounge having a focal living flame effect fire and feature surround, recessed lighting as well as the central pendant and double doors opening to the separate dining room that has wide patio doors providing a lovely view of the garden as well as direct access to the patio.

The superb refitted breakfast kitchen has an extensive range of base and eye level high gloss units with inset kickboard lighting, granite worktops and a matching breakfast bar with lighting above, an inset sink unit set below the window overlooking the rear garden, a Rangemaster stove with a glazed splash back and extractor hood over, an integrated dishwasher and wine fridge plus an American style fridge freezer that was installed this year. The tiled floor has under floor heating in addition to a vertical radiator and a part obscure double glazed door opens to the patio and garden.

Completing the ground floor is the fitted guest's cloakroom/WC having a two piece suite incorporating a recently fitted wash hand basin with a cupboard below and a rear facing window.

To the first floor the part galleried landing has access to the loft and a built in airing cupboard plus doors leading to the five bedrooms, four of which can easily accommodate a double bed with the fifth bedroom presently utilised as a dressing room though equally adept to be used as a study if required.

The spacious front facing master bedroom has a bank of fitted wardrobes and the benefit of a superb fitted en suite shower room having a modern white suite incorporating a double shower cubicle with a mixer shower over.

Finally there is the fitted family bathroom also having a modern white suite incorporating a panelled spa bath with a mixer shower and glazed screen above, complementary tiled splash backs and a chrome effect towel rail.

Outside - To the rear a wide westerly facing natural stone paved patio with brick edging extends to the width of the plot providing a delightful seating and entertaining area leading to the well tended and landscaped garden laid to lawn. Plum slate shale beds and borders contain a large variety of shrubs and plants with further seating areas at the top of the garden positioned to take full advantage of the morning sun. There is also a water feature and external lighting around the garden, ideal for night time entertaining. The garden also has drainage, a cold water tap and space for a shed and storage to the side of the property.

To the front there is a further good sized garden laid to lawn with well stocked beds and borders containing a variety of shrubs and plants.

Shared vehicular access from Demontfort Way leads to the spacious tarmac driveway and turning point providing ample off road parking for several vehicles that in turn leads to the double garage that has two electric roller doors, power and light plus a range of fitted units with a worktop and space for a washing machine.

Please note: In 2011, our vendors did obtain planning permission (P/2011/00368) to erect a detached double garage in the front garden therefore providing potential to convert the existing integral double garage into additional versatile living space.

what3words: overdrive.zoom.pulse

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive & double garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

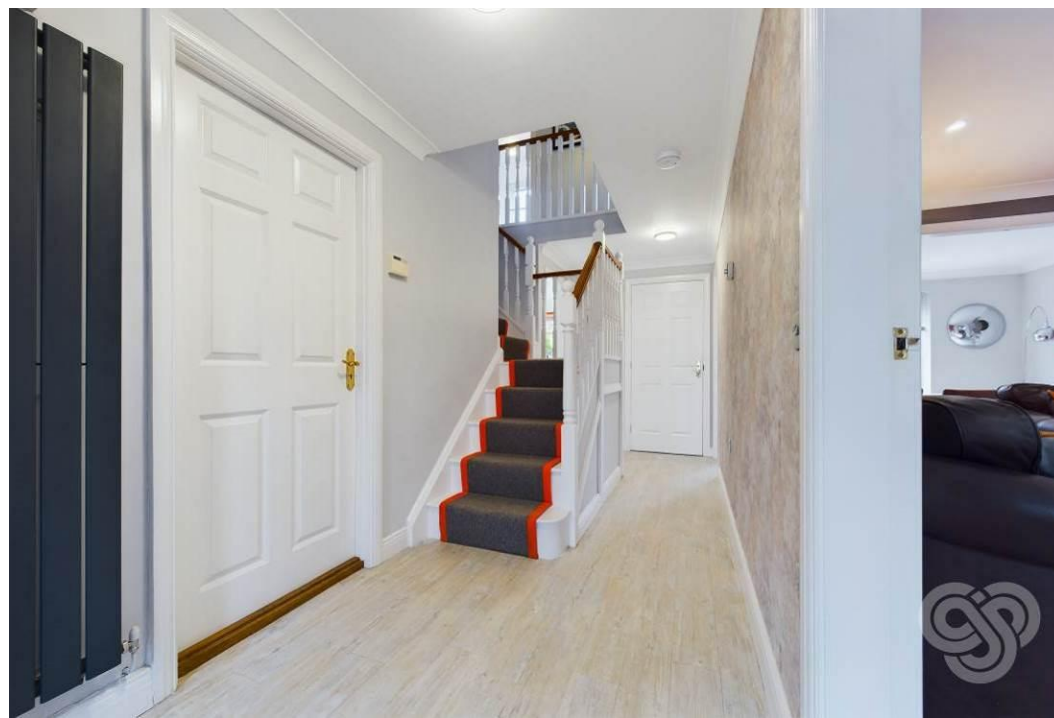
See Ofcom link for speed: <https://checker.ofcom.org.uk/>

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

Our Ref: JGA/09092024



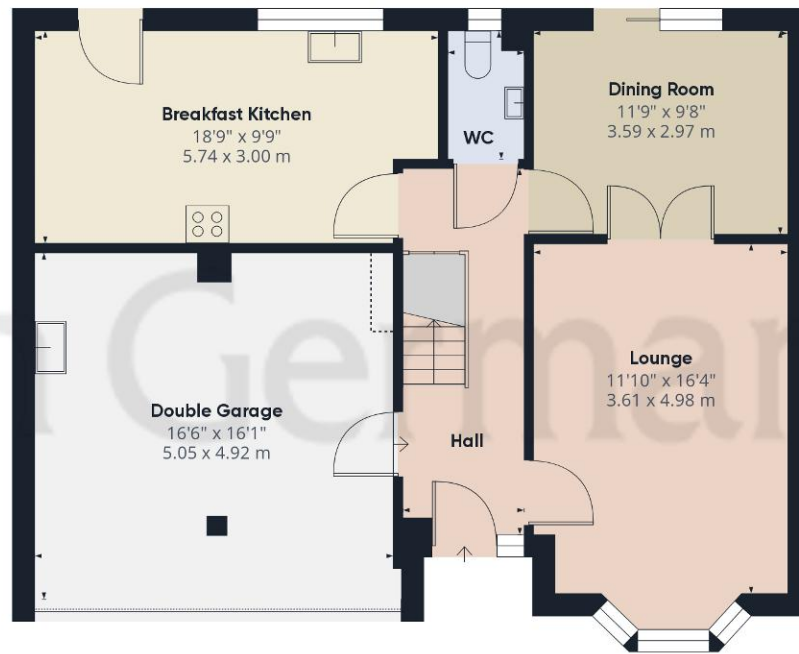




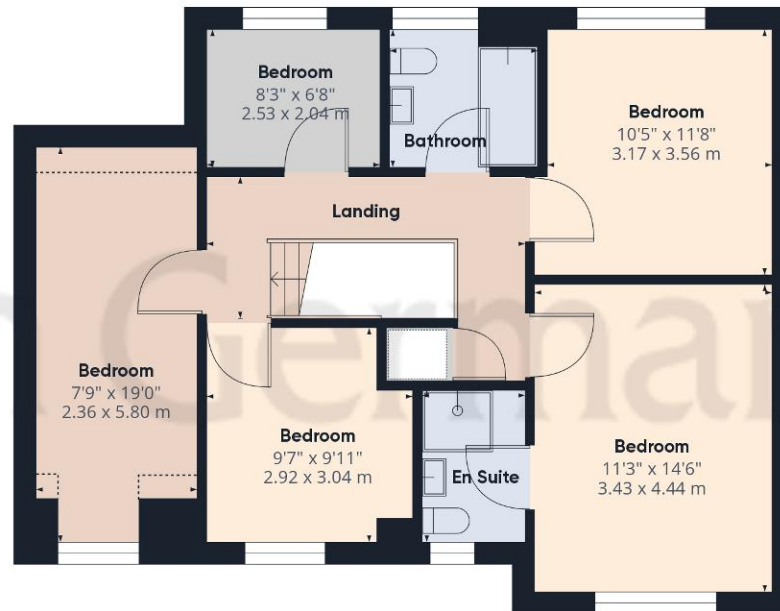








Ground Floor



Floor 1

Approximate total area⁽¹⁾

1627.72 ft²

151.22 m²

Reduced headroom

16.04 ft²

1.49 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

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



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