



**Demontfort Way, Uttoxeter. ST14 8XY**

welcome to

## Demontfort Way, Uttoxeter

Situated on a private driveway off the cul-de-sac of Demontfort Way is this WELL PROPORTIONED detached family home has accommodation comprising: two reception rooms, guest cloaks, breakfast kitchen, utility room, four bedrooms, en suite to the master & family bathroom. Integral garage and gardens.



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.flooragent.com

Access to the property is gained via a private shared driveway leading to the property driveway which provides off road parking leading to the garage and to:

**Entrance Door:**

Under covered porch with tiled floor leading into:

**Hallway:**

Having stairs to the first floor accommodation; central heating radiator; doors off to:

**Guest Cloakroom:**

Having low level w.c.; wash hand basin; central heating radiator.

**Lounge:**

17' 9" x 11' 7" ( 5.41m x 3.53m )  
Having double glazed bay window to the front elevation; feature fireplace housing a gas fire; central heating radiator; double doors leading into:

**Dining Room:**

10' 7" x 9' 8" ( 3.23m x 2.95m )  
With double glazed patio doors leading out to the garden; central heating radiator; door into hallway.

**Breakfast Kitchen:**

10' 4" x 16' 1" ( 3.15m x 4.90m )  
A fitted kitchen comprising sink and drainer set in a base unit; further base, wall and drawer units; complementary work surface; integrated electric oven; gas hob with cooker hood over; integrated dishwasher; double glazed window to the rear elevation; central heating radiator; complementary tiling; double glazed patio doors leading out to the rear garden; door leading into:

**Utility Room:**

Having stainless steel sink and drainer set in a base unit; further base units with work surfaces over; plumbing for washing machine; central heating radiator.

**Stairs From The Hallway:**

Leading to:

**First Floor Landing:**

Having central heating radiator; doors off to:

**Bedroom One:**

17' x 11' 8" ( 5.18m x 3.56m )  
With double glazed bay window to the front elevation; central heating radiator; door leading into:

**En Suite:**

Having shower cubicle with wall mounted shower; wash hand basin; low level w.c.; complementary tiling; central heating radiator.

**Bedroom Two;**

11' 11" x 11' 2" ( 3.63m x 3.40m )  
With double glazed window to the rear elevation; central heating radiator.

**Bedroom Three:**

9' 7" x 8' 3" ( 2.92m x 2.51m )  
Having double glazed window to the front elevation; central heating radiator.

**Bedroom Four:**

8' 2" x 7' 10" ( 2.49m x 2.39m )  
With double glazed window to the rear elevation; central heating radiator.

**Family Bathroom:**

Having P shaped bath with mixer taps and wall mounted shower and side screen; wash hand basin; low level w.c.; double glazed window to the rear elevation; central heating radiator; complementary tiling.

**Integral Garage:**

Having up and over door; power and lighting.

**Gardens:**

The front garden is laid to lawn with timber fence and the driveway provides off road parking for several vehicles. Side access to the rear garden which is mainly laid to lawn with patio area and flower and shrub plantings and timber fenced boundaries.

**Please Note:**

Photographs may have been taken using a wide angle lens.



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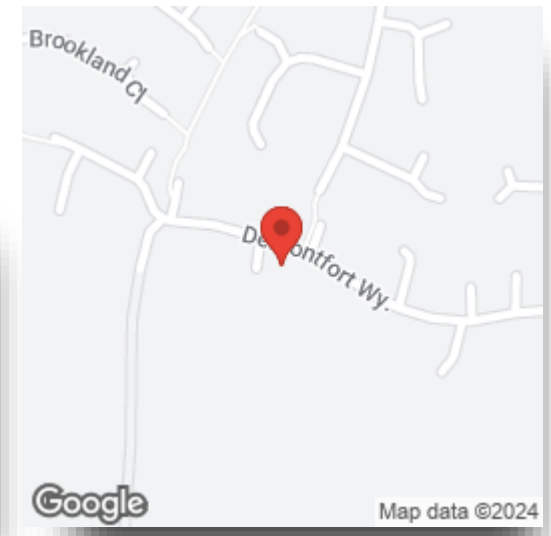
welcome to

## Demontfort Way, Uttoxeter

- Council Tax Band E - Well Proportioned Detached Family Home
- Four Bedrooms. En Suite to Main Bedroom
- Two Reception Rooms. Breakfast Kitchen. Utility Room
- Family Bathroom. Guest Cloakroom
- Integral Garage. Driveway. Gardens

Tenure: Freehold EPC Rating: D

**£369,950**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
UTR109103 - 0003

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bagshaws residential



**01889 567567**



[uttoxeter@bagshawsresidential.co.uk](mailto:uttoxeter@bagshawsresidential.co.uk)



17 High Street, UTTOXETER, Staffordshire, ST14 7HP



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