



ESTATE AGENTS

... the key to a successful move



Demontfort Way, Uttoxeter, Staffordshire, ST14 8XY

**Offers in the
region of
£435,000**

- * Immaculate Family Sized Home
- * Highly Sought After Location
- * Walking Distance to Town Centre
- * Double Width Drive & Garage
- * Additional Second Floor Space
- * NO UPWARDS CHAIN

w: www.keysestateagents.co.uk

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ACCOMMODATION

DESCRIPTION

Keys are delighted to present this MODERNISED and IMMACULATELY PRESENTED FIVE bedroom Detached family home, located in an established CUL-DE-SAC, on a popular and sought after residential estate in Uttoxeter. Located towards the edge of town but still within easy walking distance to the town centre and its wide range of amenities which include several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, train station, schools, doctors, multi-screen cinema and a modern leisure centre.

This home has the benefit of being fully uPVC double glazed throughout and gas centrally heated. In brief the property comprises, hallway, living room, open plan kitchen and dining area, utility, cloakroom and to the first floor four bedrooms with master en-suite and separate bathroom with stairs form the first floor leading to a second floor bedroom. Outside is a drive providing off road parking leading to a garages. Gardens to the front and rear. No Upwards Chain

GROUND FLOOR

ENTRANCE PORCH

UPVC French doors lead in to an porch with an uPVC double glazed exterior door leading into the entrance hall

ENTRANCE HALL

Spacious entrance hall with coving to the ceiling, vertical radiator, ceiling light point, ceramic tiled flooring, dog leg staircase rising up to the first floor landing, mains alarm system unit, smoke alarm.



LOUNGE 18'0" x 11'1" (5.5m x 3.4m)

Feature entertainment wall, ceiling and wall light points, coving, wooden flooring, uPVC double glazed bay window with front aspect



OPEN PLAN KITCHEN DINER 23'7" x 13'9" (7.2m x 4.2m)

Fitted with a matching range of base and eye level units with co-ordinating worktop space over, belfast sink with mixer tap, integrated dishwasher, built in drinks cooler, fitted eye level electric fan assisted oven with fitted microwave above, built-in four ring induction hob with extractor hood and splashback, integrated fridge and separate freezer. Recessed lighting and ceiling light points, three radiators, uPVC double glazed french doors leading to outside garden space, uPVC double glazed window to rear, high gloss ceramic tiled flooring extending through to the conservatory.



UTILITY 8'2" x 5'2" (2.5m x 1.6m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap, plumbing for washing machine, gas central heating boiler, space for tumble dryer, radiator, high gloss ceramic tiled flooring, external upvc door leading to garden

CONSERVATORY

Large double glazed conservatory with high gloss ceramic tiled flooring, ceiling light point, radiator, double doors leading to the garden

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CLOAKROOM 6'6" x 2'11" (2m x 0.9m)

Opaque double glazed window to front, two piece suite comprising, wash hand basin with vanity unit and close coupled WC, part wall tiled, radiator, ceramic tiled flooring



FIRST FLOOR

STAIRS & LANDING

Ceiling light point, radiator, uPVC double glazed window, stairs to second floor



MASTER BEDROOM 13'5" x 11'5" (4.1m x 3.5m)

Fitted wardrobes, ceiling light point, radiator, uPVC double glazed window, door to ensuite shower room



ENSUITE

Fitted with a two piece suite comprises wash hand basin & low level w.c. Ceiling light point, radiator, part wall tiled, laminate wood effect flooring uPVC double glazed window



BEDROOM TWO (rear) 11'5" x 11'1" (3.5m x 3.4m)

Ceiling light point, radiator, uPVC double glazed window



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BEDROOM THREE (front) 11'1" x 9'6" (3.4mx 2.9m)

Ceiling light point, radiator, uPVC double glazed window



BEDROOM FOUR (rear) 9'10" x 8'2" (3m x 2.5m)

Ceiling light point, radiator, uPVC double glazed window



BATHROOM

Fitted with a three piece contemporary bathroom suite comprises panelled 'P' shaped bath with over bath shower and shower screen, wash hand basin set in vanity unit, low level w.c. Ceiling light point, part wall tiled, radiator, uPVC double glazed window



SECOND FLOOR

BEDROOM FIVE 27'10" x 11'9" (8.5m x 3.6m)

Excellent additional bedroom. Recessed lighting, radiator, under eaves storage area, velux window and uPVC double glazed window



OUTSIDE

Outside to the rear is paved patio provides an ideal entertaining area enjoying a degree of privacy leading to the garden which is mainly laid to lawn with plumb slate borders, and area suitable for a jacuzzi and childs trampoline.

To the front is a tarmac drive providing ample parking and leading to a garage with an up and over door power and lighting.

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GENERAL INFORMATION

Viewings - Strictly by appointment with the selling agents Keys Estate Agents - call 01782 268422

Valuation - Do you have a property to sell? if so Keys Estate Agents can offer a free valuation, call 01782 268422

Services

We believe all are available.

Tenure

Assumed to be freehold.

Offer Procedure

All offers should be made directly to Keys Estate Agents and should be made before contacting the bank, building society or solicitor as any delay may result in a sale being agreed to another party and survey/legal fees being unnecessarily incurred.


In compliance with the Estate Agents Order 1991 we are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements. If you are making a cash offer which is not subject to the sale of a property written confirmation of the availability of funds will be required to qualify your offer.

The agent has not tested any of the equipment, fixtures, fittings or services and so can not verify that they are in working order or fit for their purpose. Legal documents have not been checked by the agents to verify tenure of the property.

Subject to contract. Vacant possession on completion.

Mortgages - If you are seeking a mortgage for a property or require Independent Financial Advice we can provide a free quotation

Energy Efficiency Rating

| | Current | Potential |
|---------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 77 |
| (55-68) D | 60 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC |  |



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