

# Demontfort Way

Uttoxeter, Staffordshire, ST14 8XY

John German



John German



# Demontfort Way

Uttoxeter, Staffordshire, ST14 8XY

£585,000

Hugely impressive detached residence providing exceptionally well-proportioned and improved family sized accommodation appointed to a superior standard. Situated in a highly regarded and desirable area within easy reach of amenities and the town centre.

Offering versatile and generously sized accommodation which extends to approximately 2300 square feet, internal inspection and consideration of this magnificent home is imperative to appreciate the amount of work and thought invested by the current owner to provide a superior specification and immaculate residence ready to be moved straight into. Providing a fabulous balance between the three separate reception rooms plus the wonderful kitchen and separate sitting/family area, along with five double bedrooms and three bath/shower rooms, all centred around the beautiful reception hall and open galleried landing.

Occupying a delightful plot in the highly regarded and 'aspirational' location which though situated towards the edge of Uttoxeter, is still within easy access to the local amenities including open/green spaces and the convenience shop found on the Bird Land development, plus the town centre with its wide range of amenities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, the three tier school system, train station, doctor surgeries, modern leisure centre and gyms, and the multi-screen cinema. The nearby A50 dual carriageway links the M1 and M6 motorways, plus the cities of Derby and Stoke-on-Trent.

Accommodation - The beautiful reception hall provides a welcoming introduction to the home, and an immediate impression of the size, standard and versatility of the accommodation to come. Having stairs rising to the first floor with a cupboard beneath, and doors opening to the spacious ground floor accommodation and the fitted guest WC.

The generously sized dual aspect lounge has now got a focal chimney breast with a contemporary living flame effect electric fire and inset media space above, with natural light provided by the front facing window and the wide uPVC double glazed French doors and side panels overlooking the rear garden. The separate dining room has a bay to the rear providing additional space and light, overlooking the garden with wide uPVC double glazed doors providing direct access outside. Also positioned to the rear of the home and overlooking the garden is the study, which could be used as a snug or gaming room.

The heart of this home is the hugely impressive and well-proportioned triple aspect kitchen with its separate family area, currently used for casual dining but equally adept for soft seating or a play area depending on your household's needs. The kitchen has an extensive range of units with a matching island, fitted worksurfaces with an inset sink unit set below the rear facing window, space for a gas range stove with an extractor hood over, and integrated appliances including a dishwasher, wine cooler and a fridge/freezer, plus a useful built-in storage cupboard.

Completing the ground floor space is the fitted utility room which has matching units to the kitchen with a worktop and an inset sink unit, space for white goods, both a window and door to the side elevation, and a door providing direct access into the double garage.

The splendid galleried landing has a front facing window providing natural light, access to the boarded loft via a fitted pull-down ladder, and a built-in airing cupboard. Doors open to the five good sized bedrooms, all of which can accommodate a double bed and also enjoy a pleasant outlook, especially those to the rear. The excellent master bedroom has dual aspect windows providing an abundance of natural light, a bank of fitted wardrobes to one side and a superior ensuite shower room which has a white modern suite and complementary tiling and cupboards, incorporating a large double cubicle with a mixer shower over. Two of the other double bedrooms also benefit from fitted wardrobes, with two rooms also sharing a fully tiled 'Jack and Jill' shower room which has a superior modern suite incorporating a double cubicle with a mixer shower over.

Completing the accommodation is the refitted family bathroom, with its high quality four-piece suite and feature tiled walls incorporating both a panelled bath and separate corner cubicle with a mixer shower over.

Outside - To the rear is a delightful good sized and enclosed garden, having a wide Indian stone paved patio with cobbled edging extending to the width of the plot, providing a lovely seating and entertaining area adjacent to the French doors of the property, leading to the lawn which has well stocked shaped borders containing a large variety of shrubs and plants. There is a useful shed to one side of the home, and on the opposite side, the Indian stone paving wraps around the property and has gated access to the front.

To the front is a garden laid to lawn. A wide tarmac driveway provides off road parking, with a EV charging point and access to the double garage, having an electric up and over door, power and a personal door into the home.

**W3W:** chills.scorpions.printer

**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. It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request.

**Property construction:** Standard

**Parking:** Drive and double garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

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

**Broadband type:** 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 G

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/01042026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.













Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**

2267 ft<sup>2</sup>

210.4 m<sup>2</sup>

**Reduced headroom**

21 ft<sup>2</sup>

2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



### 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.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

AWAITING EPC MEDIA



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



