

# Demontfort Way

Uttoxeter, ST14 8XY

John   
German





# Demontfort Way

Uttoxeter, ST14 8XY

£485,000

Attractive modern home providing well-planned and balanced family sized accommodation, occupying a fabulous cul-de-sac on the edge of the highly respected and sought-after development adjacent to fields.



Viewing and consideration of this family sized home is absolutely essential to appreciate its numerous impressive features, including the versatile ground floor accommodation with Smart lighting incorporating three reception rooms, its tasteful presentation with recently laid carpets on the first floor, and most notably its superb position enjoying a good degree of privacy with open fields to the side. Positioned at the head of a cul-de-sac of only six homes, on the edge of the highly respected and popular development.

Situated on the edge of the town but still within walking distance of local amenities including the convenience shop on the Bird Land development, and also the town centre with its wide range of facilities 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.

#### Accommodation

A traditional tiled storm porch with a part double-glazed door opens to the welcoming hallway, providing a lovely introduction to the home with stairs rising to the first floor and a cupboard below, and doors to the spacious ground floor accommodation.

The well-proportioned lounge has a focal log burner and feature stone surround set centrally in the room, TV points with Sky leads, a front facing window and part glazed double doors opening to the versatile sitting room, which was originally the dining room, with wide uPVC double glazed French doors opening to the rear garden. Positioned beside this sitting room is the fitted breakfast kitchen, providing the opportunity to remove the dividing wall and opening this area into one space extending to the majority of the ground floor (subject to obtaining necessary regulations). Currently having a range of base and eye level units with worktops and a breakfast bar, an inset sink unit set below the window overlooking the garden and views over the adjacent fields, a fitted gas hob with an extractor over and electric oven under, plumbing for a dishwasher and space for a fridge/freezer.

The fitted utility room has units and a work surface to one side, with an inset sink unit, plumbing for a washing machine, plus space for a tumble dryer, a uPVC part double-glazed door opening to the garden, and a door to the downstairs WC which has a two piece suite.

Completing the ground floor space is the third separate reception room, having dual aspect windows overlooking the fields to the side and a living flame effect electric fire and feature surround. Currently used as a formal dining room but equally adapt as a sitting room, study, playroom or teenagers' space.

To the first floor, the landing has a built-in airing cupboard housing the gas combi central heating boiler, and doors to the four good sized bedrooms which can all accommodate a double bed. The rooms to the rear enjoy a fabulous far-reaching view. Three of the bedrooms also benefit from built-in wardrobes, including the spacious master which has a fitted ensuite shower room having a white modern suite incorporating a cubicle with a mixer shower over. Finally there is the fitted family bathroom which also has a white modern suite, incorporating a panelled bath with a mixer shower and glazed screen above.

#### Outside

To the rear, the enclosed westerly facing garden enjoys a good degree of privacy and views over the fields to the side. A natural stone paved patio provides a lovely seating, dining and entertaining area leading to the garden laid predominantly to lawn, with raised borders and lighting, a small play area and gated access to the front.

To the front, a driveway extends in front of the property providing off road parking for several vehicles, leading to the detached double garage which has two up and over doors, power and light, and a personal door to the side.

**What3words:** ///hires.rejoiced.coached

**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 – Nest smart heating system & Worcester boiler

(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 D

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

**Our Ref:** JGA/06022026

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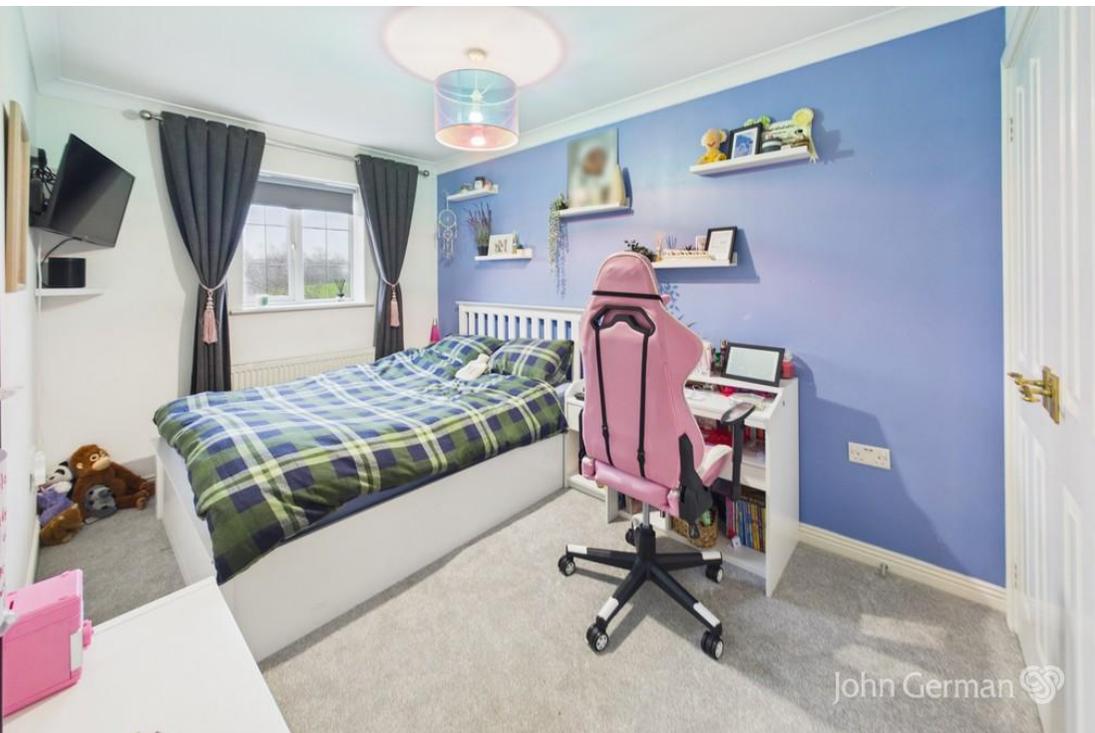
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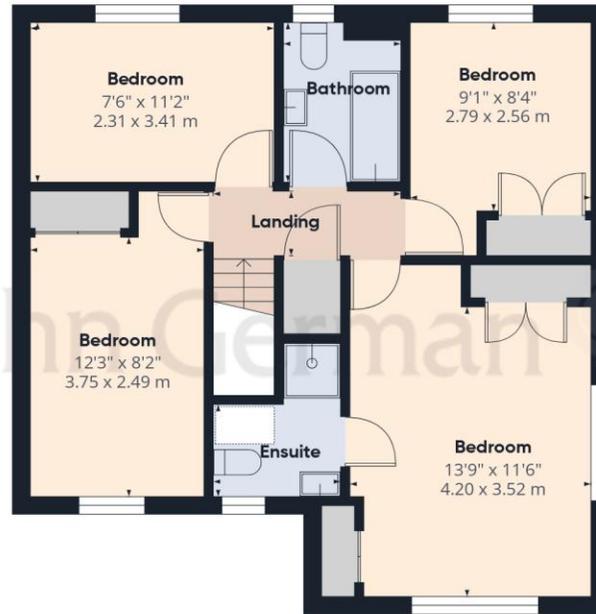
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Ground Floor Building 1



Floor 1 Building 1

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

1533 ft<sup>2</sup>

142.2 m<sup>2</sup>



Ground Floor Building 2

(1) Excluding balconies and terraces

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



### 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.

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**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.

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B		
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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  
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