

Demontfort Way

Uttoxeter, ST14 8XY

John German





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£675,000

Extremely handsome modern executive style detached home with extended and remodelled family sized accommodation. Occupying a fabulous position adjacent to open fields in one of the most sought-after locations in Uttoxeter, within easy reach of local amenities and the town centre.

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Internal inspection of this magnificently proportioned home is imperative to appreciate the thoughtfully planned, extended and remodelled ground floor accommodation suitable whether moving up the market within town, or downsizing from a more rural home but needing space and versatility. Further consideration is also essential to appreciate it's exact quiet position on one of the most aspirational locations for this type of home, in a cul-de-sac setting with open fields to the side elevation and a westerly facing rear garden.

Situated towards the edge of Uttoxeter but still within walking distance to local amenities found on the Bird Land development, including a convenience shop and open spaces, and 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, Your Padel club and the multi-screen cinema.

Accommodation - A composite and part obscure double-glazed door with side panels opens to the welcoming reception hall which provides an impressive introduction to the home and an immediate sense of the spacious accommodation available. Stairs rise to the first floor with a useful cupboard beneath, and doors lead to the well planned and extended ground floor accommodation and the downstairs wc.

The well proportioned lounge is positioned to the rear of the home having a focal cast log burner with a feature surround and hearth, offering space to arrange your furniture to best suite you needs, with wide sliding patio doors opening to the brick base and uPVC double glazed conservatory which provides additional living space with a tiled floor and power points, overlooking the garden and adjoining fields plus French doors opening to the patio. The separate dining room is positioned at the front of the home, having a wide walk-in bay window with fitted shutters.

The heart of this family residence is the spacious, light and airy dual aspect dining kitchen, an ideal space for daily life. There is an extensive range of base and eye level units plus an island unit adding the centre piece and a 'pop of colour', all with fitted granite worksurfaces and an inset sink unit set below the window overlooking the rear garden, space for a range stove with an extractor hood over, an integrated dishwasher and wine fridge, plus space for an American style fridge/freezer. The dining area has a south facing enjoying the view over the surrounding fields, and French doors open to the patio and garden. A door leads to the fitted utility room which also has a range of units with fitted granite worktops, an inset sink unit and space for white goods, plus a window to the side elevation and a part double-glazed door to the outside.

The third reception room is the comfortably sized sitting room which has a focal fireplace, and depending on your household's requirements could be used as a playroom or games room, or even a ground floor bedroom, having wide uPVC double glazed French doors and side panels enjoying the view over the open fields and direct access to a patio. Finally, there is the study, positioned to the rear of the home overlooking the garden.

To the first floor the pleasant part galleried landing has access to the loft and a front facing window providing natural light. Doors lead to the five generously sized bedrooms, all enjoying a pleasant outlook and three having the benefit of fitted wardrobes. The spacious master also has the advantage of a superior ensuite shower room having a white modern suite with feature tiling incorporating a double cubicle with a mixer shower over. Bedroom two also has a fitted ensuite shower room, with a white suite and fully tiled walls incorporating a corner cubicle with a mixer shower over.

Completing the accommodation is the excellent family bathroom, having a white four-piece suite with fully tiled walls incorporating both a panelled bath and a separate corner shower cubicle with a mixer shower over.

Outside - To the rear a natural stone effect paved patio with brick edging provides a lovely seating and entertaining area enjoying south facing views over the open fields to the side through the post and rail fencing, leading to a westerly facing lawn which has gravelled borders containing a variety of shrubs, and space for a shed. The patio extends to the side of the property providing further seating enjoying the south facing views, and gated access to the front.

To the front a shared access leads to a tarmac driveway and gravelled hardstanding providing parking for several vehicles, and the attached double garage (currently used as a games room) which has an electric up and over door, power, a personnel door to the rear and a door providing direct access into the home.

W3W: amazed.necklaces.rewrites

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 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: TBC - 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 F

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/07092026

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248 m²2668 ft³

Floor 1



(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.

GIRAFFE360



Agents' Notes

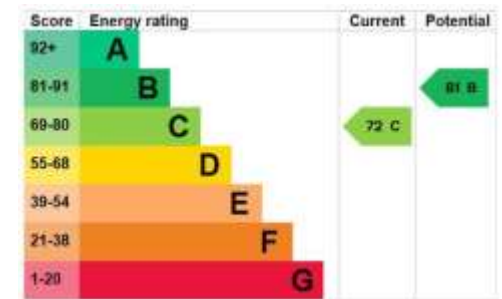
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