

Demontfort Way

Uttoxeter, ST14 8XY

John 
German





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£565,000

Magnificent detached home providing much improved, spacious family sized accommodation including a hugely impressive open plan living dining kitchen extension with 'pillarless' bi-fold doors, situated on a highly regarded and sought-after road.

This fantastic family home has been improved and enhanced featuring a magnificent kitchen big enough for daily life, relaxing and entertaining (all at once if needed) that is immersed in natural light provided by a lantern skylight and wide pillarless bi-fold patio doors opening to a southerly facing rear garden. Also benefitting from two further separate reception rooms providing an excellent balance with the five first floor bedrooms and three shower rooms (along with a dressing room in the master), this home is highly suitable for growing families, blended households or multi-generational requirements. Beautifully presented and immaculately maintained by the current owners, in true turn-key condition.

Situated in a highly sought-after and 'aspirational' location towards the edge of Uttoxeter but still within easy walking access to 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 - A lovely reception hall provides an excellent introduction to the home and an instant idea of the quality to come. There is a built-in cloaks cupboard, stairs rising to the first floor and doors leading to the spacious ground floor accommodation and the fitted downstairs WC.

To the rear of the home is the comfortably sized lounge, having a coal effect gas fire with a feature surround and wide uPVC double glazed French doors opening to the rear sun canopy and the southerly facing garden. A separate reception room would make an ideal family room or study depending on your needs, having dual aspect windows providing natural light.

The real hub of this family residence is the rear facing extended and hugely impressive open plan living/dining kitchen, providing space to arrange your furniture to suit your needs with natural light flooding in from the lantern skylight and wide dual aspect pillarless bi-fold patio doors opening to the southerly facing patio and garden. There is a wide range of fitted units with a large matching island and feature quartz worktops, an inset sink unit overlooking the garden, a fitted induction hob, a built-in double oven, and integrated appliances including a dishwasher and full height fridge and freezer. A door leads to the fitted utility room with units and a worksurface matching the kitchen, with space for white goods, a window overlooking the garden and a uPVC part double glazed door to the outside.

To the first floor the pleasant part galleried landing has two front facing windows and a loft hatch. Doors open to the five well-proportioned bedrooms, four of which can easily accommodate a double bed, and the superior fitted family shower room which has a modern white suite and complementary tiling incorporating a double cubicle with mixer shower over.

The excellent master suite has a large bedroom with a fitted bank of wardrobes to one side, and an arch leading to a fitted dressing room with wardrobes to one side and a matching dressing table set below a side facing window, plus a superior ensuite shower room having a modern suite and tiling incorporating a double cubicle with a mixer shower over.

Bedroom two also faces the rear and benefits from a bank of fitted wardrobes and its own ensuite shower room having a superior suite and tiling incorporating a corner cubicle with a mixer shower over.

Outside - To the rear the southerly facing enclosed garden has a wide paved patio providing a lovely entertaining area in addition to a sun canopy, leading to the well-tended garden which is laid to lawn with timber edging and well stocked shaped borders containing a large variety of shrubs and plants. A further raised seating area is positioned to take advantage of the afternoon sun.

To the front is a garden laid to lawn and double width tarmac driveway providing off road parking, leading to the double garage having two up and over doors, power and a personal door to the side.

W3W: nods.mega.finishers

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: Driveway 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 F

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

Our Ref: JGA/07042026

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Ground Floor



Floor 1



Approximate total area⁽¹⁾

2137 ft²

198.4 m²

Reduced headroom

11 ft²

1 m²

(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.

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Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 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
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