

# Demontfort Way

Uttoxeter, ST14 8XY

John German





# Demontfort Way

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£535,000

**Handsome detached home with beautifully presented and enhanced, well-planned and balanced family sized accommodation, situated on a highly regarded and sought-after cul-de-sac towards the edge of Uttoxeter yet still within easy reach of the town centre.**

Tastefully presented and immaculately maintained throughout, internal inspection of this extremely impressive home is essential to appreciate the wonderful balance between the spacious expanded ground floor accommodation and the first floor bedrooms and three bath/shower rooms, offering an excellent amount of versatility to suit any family needs.

Occupying a pleasant position on a highly sought-after and aspirational location which though positioned towards the edge of Uttoxeter, still provides easy walking access to open/green spaces and the convenience shop found on the Bird Land development, and 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 welcoming reception hall provides an immediate impression of the size and standard to the family accommodation on offer, with lovely parquet flooring and stairs leading to the first floor having storage below. Doors open to the expanded ground floor living space and the guest cloakroom/WC.

The comfortably sized lounge is positioned to the front of the home, with a wide walk-in bay window allowing natural light to flood in, and a focal open fire with a feature surround. Behind is the separate dining room, also having lovely parquet flooring and wide uPVC double glazed French doors opening to the patio and garden.

The study is also positioned to the rear of the property, overlooking the garden.

The hub of the home is the spacious living kitchen with its parquet flooring, providing space for both a dining suite and soft seating and the potential to arrange your furniture to suit your own household. Having an extensive range of base and eye level units including a dresser unit, with fitted worktops and an inset sink unit set below the window overlooking the garden, a fitted hob with an extractor over and built-in double oven, plus an integrated dishwasher and fridge/freezer. Additional light comes from the living area which has windows overlooking the garden and wide uPVC double glazed French doors providing direct access outside.

The fitted utility room has a range of units with a worktop and an inset sink unit, space for white goods and a door to the side elevation. A door leads to the versatile fourth reception room making a ideal light and airy family room, currently used as an additional bedroom, with a front facing window and door to the garage.

To the first floor the part galleried landing has a front facing window providing light, a built-in airing cupboard and access to the loft via a fitted pull-down ladder. Doors open to the five good sized bedrooms, four of which can easily accommodate a double bed and also benefit from built-in wardrobes. The spacious master bedroom has a fitted en-suite bathroom which has a white suite with complementary tiling incorporating a panelled bath with a mixer shower and screen above.

Bedroom two also benefits from an en-suite shower room, with a white suite incorporating a cubicle with a mixer shower over and complementary tiling. Completing the accommodation is the fitted family bathroom, again having a white suite with tiling incorporating a panelled bath with a mixer shower and glazed screen above.

**Outside** - To the rear a wide paved patio with gravelled edging extends to the width of the plot, with a further circular seating area, leading to the lawn which has well stocked gravelled borders containing a variety of shrubs and plants. Enclosed to three sides by timber panelled fencing with gated access to the front.

To the front is a garden laid to lawn with barked borders. A wide tarmac driveway provides off road parking leading to the garage, having an up and over door, power and a personal door to the side.

**W3W:** speeches.float.freezers

**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 garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

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

**Broadband type:** Fibre - 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](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/23022026

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Ground Floor

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

1933 ft<sup>2</sup>  
179.5 m<sup>2</sup>

**Reduced headroom**

1 ft<sup>2</sup>  
0.1 m<sup>2</sup>



Floor 1

(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		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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