

Demontfort Way

Uttoxeter, ST14 8XY

John German





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Guide Price £380,000

A show home standard double fronted detached family home situated within a quiet cul-de-sac location within the desirable Demontfort Way development in Uttoxeter.



This impressive four bedroom detached family home is situated on the extremely sought after Demontfort development which although is located on the edge of the town, Uttoxeter town centre and its wide range of amenities are only a walk away including several supermarkets, independent shops, public houses and restaurants, coffee shops and bars, train station, schools, multi-screen cinema and a modern leisure centre. The nearby A50 dual carriageway links the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

The property comprises UPVC glass panelled front door opening into the welcoming entrance hallway with beautiful Karndean flooring, useful under stairs storage cupboard, stairs rising up to the first floor landing and doors off into the guest cloakroom, dining room, living room and kitchen/diner. The guest cloakroom comprises window to the front aspect, low level WC, wash hand basin with mixer tap and tiled splash back, chrome style heated towel rail and spotlights to ceiling. The dining room has a window to the front aspect, Karndean flooring and both wall and ceiling light points.

The welcoming living room has a bay window to the rear aspect with a door opening out onto the rear decked seating area, there is a feature fireplace with a quartz mantle and hearth, both ceiling and wall light points, carpeted flooring and a door leading into the home office/study which has been created by partially converting the garage to create a great space for those looking to work from home whilst retaining a garage store area to the front of the garage. The heart of the home is the extended open plan kitchen/dining/living space with French doors leading out to the rear garden, a window to the side aspect and a Velux skylight to ceiling. The kitchen is fitted with led spotlights to the ceiling and a matching range of wall and base units with tiled splashbacks and a selection of integrated appliances including a Bosch stainless steel four ring gas hob with extractor above, built in dishwasher, a Bosch double oven and built in Bosch microwave, stainless steel sink and drainer with chrome mixer tap over. The useful utility room has a side entrance door to the side of the property, matching wall and base units and space for a washing machine and tumble dryer.

Upstairs on the first floor landing, there is a window to the front aspect, airing cupboard which housing the Worcester Bosch boiler and additional storage and doors off into the four bedrooms and family bathroom. The impressive master bedroom has carpeted flooring, a window to the rear aspect, built in wardrobe and its own en-suite shower room which comprises window to the side aspect, low level WC, wash hand basin with mixer tap over, double walk in shower cubicle with sliding glass door and tiled surround, tiled flooring throughout and a chrome heated towel rail. Bedroom two is a further spacious double bedroom with window to the rear aspect, carpeted flooring, built in double wardrobe and Jack and Jill door into the family bathroom which is accessed either via bedroom two or the hallway. Bedroom three is an additional double bedroom and the fourth bedroom is currently being utilised as a dressing room. The family bathroom which is also serviced as a Jack and Jill en-suite for the second bedroom comprises low-level WC, wash hand basin with mixer tap double shower cubicle with tiled surround, chrome style heated towel rail and a window to the side aspect.

Outside, the property frontage features double width tarmac driveway providing ample off road parking space, the front also has a small lawned garden and a gated entry leads to the landscaped, fully enclosed rear garden which features a decked patio seating area, ideal for entertaining family and friends, with a additional decked area located at the rear of the garden, a lovely lawn and a variety of plants and shrubs. The garage which has been partially converted, has a up and over door, ideal for storage space to the front and a useful study area to the rear.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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

Our Ref: JGA/02052023

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band D





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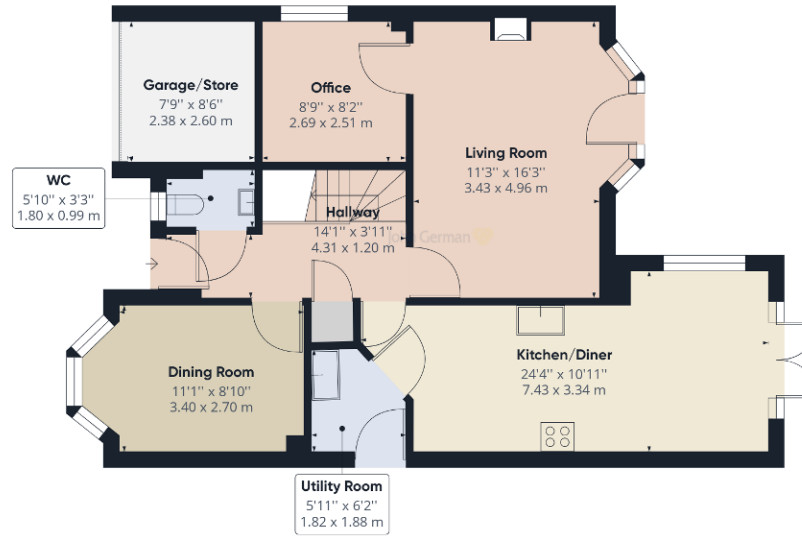
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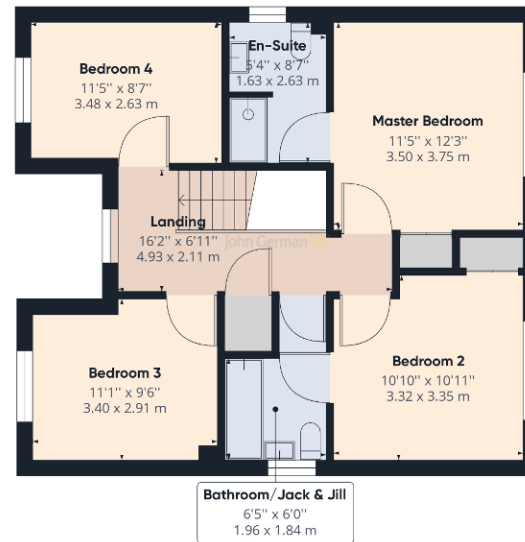


Ground Floor

Approximate total area⁽¹⁾

1461.64 ft²

135.79 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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