

Demontfort Way

Uttoxeter, ST14 8XY

John 
German





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£535,000

Beautifully presented and immaculately maintained modern executive style detached home providing spacious and well planned family accommodation, occupying a fabulous plot backing onto fields on this sought after and highly regarded road.



Viewing and consideration of this truly pristine home is absolutely essential to appreciate its immaculate condition and superb layout, room dimensions and most notably its exact position that backs onto fields on this well regarded and sought after development. One owner from new and maintained to an impressive standard, it is being sold with a heavy heart.

Situated towards the end of the popular cul de sac providing easy access to the convenience shop found on the Birdland development and within walking distance to the town centre and its wide range of amenities including several supermarkets and independent shops, coffee houses and bars, public houses and restaurants, the three tier school system, train station, doctors, multi screen cinema and modern leisure centre. Also on the doorstep is the Staffordshire Way providing a lovely walk through surrounding countryside.

Accommodation - A traditional tiled canopy porch with a quarry tiled floor has a composite and part obscure double glazed entrance door and side light leading to the welcoming hall providing a spacious and impressive introduction to the home. Stairs rise to the first floor and doors leading to the well proportioned ground floor accommodation and the guest's cloakroom/WC.

The spacious lounge is positioned to the front having a focal living flame effect electric fire in a feature surround and a wide window providing natural light. The spacious dining room provides ample room for a dining suite and accompanying furniture. Wide sliding patio doors open to the good sized brick and uPVC double glazed constructed conservatory which provides a further seating and entertaining space having French doors opening to the patio and enjoying a lovely outlook over the garden and adjoining fields.

The real hub of this home is the generously sized fitted dining kitchen and its semi open family room which has wide uPVC double glazed sliding patio doors opening to the garden. The kitchen is equipped with a range of base and eye level units with work surfaces, an inset sink unit set below a window overlooking the garden and fields, fitted gas hob with extractor hood over, built in double oven and an integrated dishwasher and fridge freezer.

The fitted utility room has base and eye level units with a work surface and inset sink unit, space for appliances plus doors to the outside, a useful under stairs cupboard and into the double garage.

The pleasant part galleried first floor landing has access to the loft and a built in airing cupboard housing the hot water cylinder. Doors lead to the four good sized bedrooms, each able to accommodate a king sized bed and furniture, and the rooms to the rear enjoying fabulous far reaching views.

The large master bedroom benefits from a fitted bank of wardrobes to one side plus an en suite bathroom having a three piece suite including a mixer shower and glazed screen above a panelled bath. The spacious second bedroom and rear facing third bedroom have the benefit of a shared 'Jack and Jill' en suite shower room which has a white three piece suite and complemented tiled splash backs.

Completing the accommodation is the fitted family bathroom which has a white four piece suite incorporating both a corner panelled bath and a separate shower cubicle which has a mixer shower over.

Outside - To the rear is a hugely impressive south facing garden with a paved patio ideal for outdoor dining and entertaining that lies adjacent to the conservatory and family room. Beyond is a well tended lawn with shaped borders containing a variety of shrubs and plants plus a further paved seating area, all enjoying a lovely outlook over the farmland and countryside.

To the front is a well tended garden laid to lawn with well stocked borders containing shrubs and plants. A double width tarmac driveway provides off road parking leading to the double garage that has an electric up and over door, power and light plus direct access into the property.

what3words: resist.attending.zebra

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/28072023

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













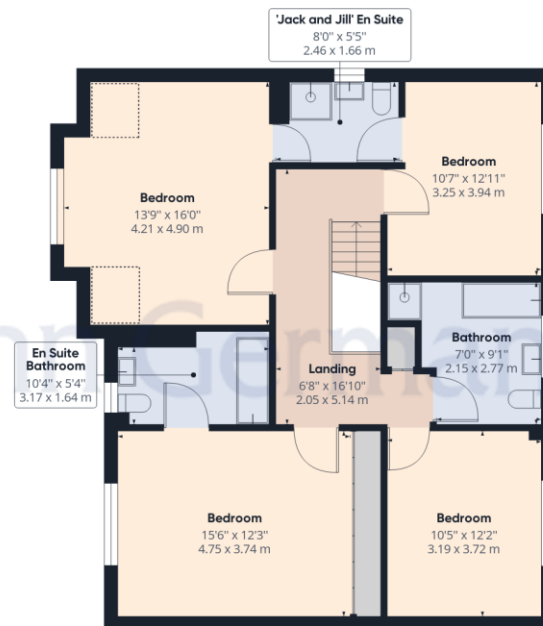
Ground Floor

Approximate total area⁽¹⁾

2189.75 ft²
203.43 m²


Reduced headroom

23.15 ft²
2.15 m²



Floor 1

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

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.

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 | | |
| 81-91 | B | | 84 B |
| 69-80 | C | | |
| 55-68 | D | 68 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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