

Demontfort Way

Uttoxeter, ST14 8XY

John German





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£395,000

Vastly improved and enhanced modern detached home with remodelled ground floor accommodation occupying a pleasant landscaped plot and position set back from the highly desirable road.



Internal inspection of this beautifully presented and comprehensively improved modern home is essential to appreciate the work done by the current owner, whether looking to move up or down the property ladder. Notable improvements include the semi open plan refitted dining kitchen, replacement windows and doors, bathrooms and landscaped outside space to both the front and rear. Situated on the highly desirable and well regarded development towards the edge of Uttoxeter, but still providing easy access to the town centre and its wide range of amenities.

A tiled storm porch with a composite part obscure double glazed entrance door opens to the welcoming hall providing an impressive introduction to the home and immediate sense of the standard to follow. Having stairs rising to the first floor with an understairs cupboard, a built in coats cupboard and quality doors leading to the remodelled ground floor accommodation and the fully tiled refitted downstairs WC.

To the front, there is a well proportioned lounge which has a focal living flame electric fire and surround and a walk-in bay window to the front providing ample natural light. The highly impressive semi open plan dining kitchen extends to the width of the home, having a range of refitted base and eye level units with work surfaces and an inset sink unit set below one of the two windows overlooking the garden, fitted electric hood with an extractor over and double electric oven under, an integrated dishwasher and space for a fridge freezer. In the dining area, wide uPVC double glazed French doors open to the patio and garden. Completing the ground floor space is the fitted utility room having a work surface to one side with an inset sink unit and cupboard below, plumbing for washing machine, space for a tumble dryer and a side facing window.

To the first floor, the pleasant part galleried landing has a front facing window providing light, a built in airing cupboard and quality doors to the four bedrooms, two of which can easily accommodate a double bed, and the fully tiled, luxury refitted bathroom which has a modern suite incorporating a panelled bath with a mixer shower and glazed screen above, a contemporary chrome effect towel rail, recessed TV and a rear facing window. The spacious front facing master bedroom has fitted wardrobes and the benefit of a fully tiled luxury refitted en suite shower room, also having a white suite incorporating a walk-in shower cubicle with a mixer shower over and a contemporary towel rail.

Outside to the rear, a wide paved patio extends to the width of the plot providing a lovely seating and entertaining area, leading to the garden laid to lawn where steps lead down to a further paved entertaining area which has space for a summer house, all enclosed to three sides by panelled fencing with gated access to the front. To the front, a shared vehicle access leads to a wide tarmac drive with block paved edging and a central feature, providing off road parking for several vehicles, to the garage that has a roller door plus power and light.

What3words: grounding.animates.extensive

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

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: 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/>

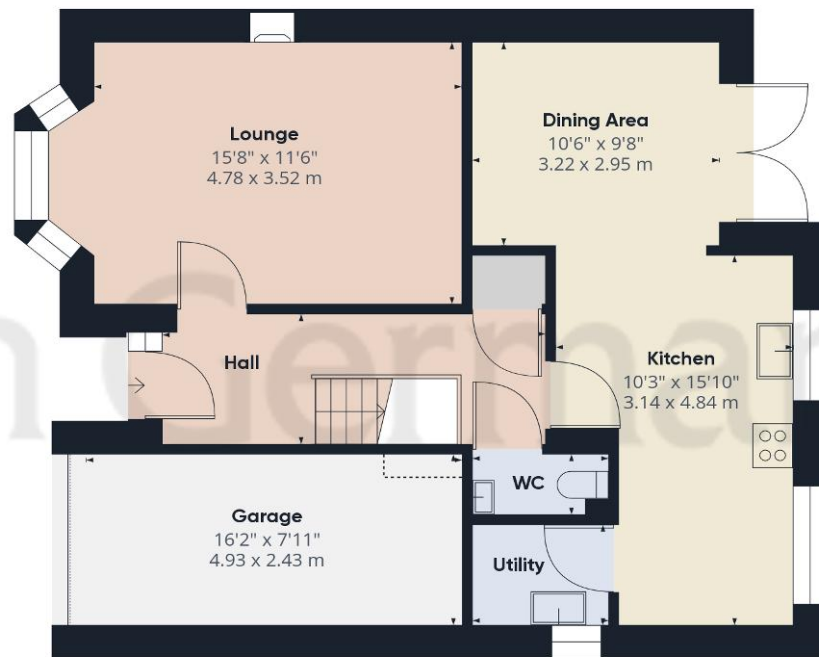
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band D

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

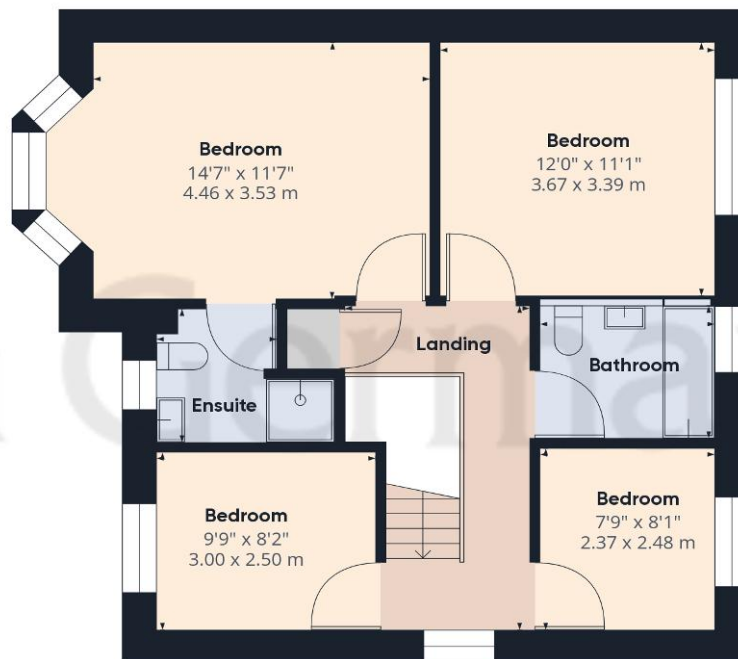
Our Ref: JGA/25092024







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1338.38 ft²

124.34 m²

Reduced headroom

3.34 ft²

0.31 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

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Agents' Notes

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 80 C |
| 55-68 | D | 60 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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