

# Demontfort Way

Uttoxeter, ST14 8XY

John  
German









# Demontfort Way

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£389,000

Attractive modern detached home with well presented and improved family sized accommodation, occupying a pleasant plot and position in the highly regarded and sought after location within easy reach of the town centre.

Internal inspection of this delightful modern style home is absolutely essential whether looking to move up or down the property ladder, to appreciate its condition and pleasant plot, plus its exact position set back from the road.

Situated in the highly regarded and much sought after area providing easy access to the convenience shop found on the Birdland development, plus the town centre with its wide range of amenities.

An enclosed porch with a quarry tiled floor has a uPVC part obscure double-glazed door and side panel opening to the welcoming hallway providing a lovely introduction to the home where stairs rise to the first floor, having a useful understairs cupboard, and doors lead to the expanded ground floor accommodation and the fitted guest cloakroom/WC.

The spacious lounge has a focal coal effect gas fire with a feature surround and ample natural light provided by a wide walk-in bay window to the front. Double doors open to the dining room where wide double glazed sliding patio doors open to the uPVC double glazed constructed conservatory which provides additional living space overlooking the garden, benefitting from a radiator and French doors providing direct access to the patio.

The fitted breakfast kitchen has a range of base and eye level units with worktops and an inset sink unit set below the window overlooking the garden, a fitted gas hob with an extractor hood over, electric oven under, plumbing for a washing machine and additional appliance space, plus wide double glazed sliding patio doors opening to the patio with a further uPVC door providing direct access to the side elevation.

The utility room has a fitted worksurface to one side with an inset sink unit and cupboard below, plumbing for a washing machine and additional appliance space, plus the wall mounted gas central heating boiler, which was replaced approximately two years ago, and a side facing window. A doorway leads to the second/ 'bakers' kitchen which has a range of units with a fitted worktop, built in oven and space for further appliances.

To the first floor, the landing has a side facing window providing natural light, a built-in airing cupboard and doors leading to the four bedrooms. The spacious front facing master has a walk-in bay window and the benefit of a fitted en suite shower room which has a white three-piece suite.

Completing the accommodation is the fitted bathroom, also having a white suite incorporating a panelled bath with a mixer tap and shower attachment, and complimentary tiled splashbacks.

Outside to the rear, a paved patio provides a lovely entertaining area, leading to the artificial lawn which has a raised border to one side and a further paved and decked seating area at the top of the garden with space for a shed and currently having a timber bar/BBQ area.

To the front is a tarmac driveway and gravelled hardstanding providing off road parking for several cars, leading to the small garage which has an up and over door and light (the garage could easily be restored to its original size by removing the second/ 'bakers' kitchen).

What3words: ///amused.hurls.overtones

**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 & small garage

**Electricity supply:** Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** 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 D

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

**Our Ref:** JGA/07052025

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Ground Floor

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

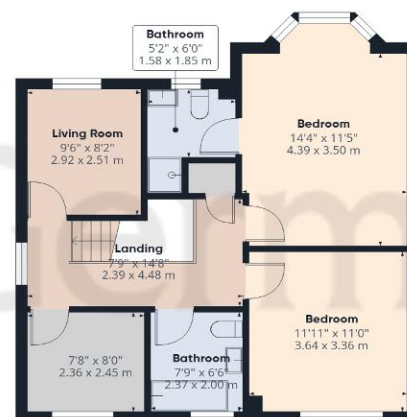
1466 ft<sup>2</sup>

135.8 m<sup>2</sup>

**Reduced headroom**

4 ft<sup>2</sup>

0.3 m<sup>2</sup>



Floor 1

(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.

**GIRAFFE360**





### Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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