ABODE
SALES & LETTINGS

Demontfort Way, Uttoxeter, Staffordshire, ST14 8XY

Offers Over £425,000

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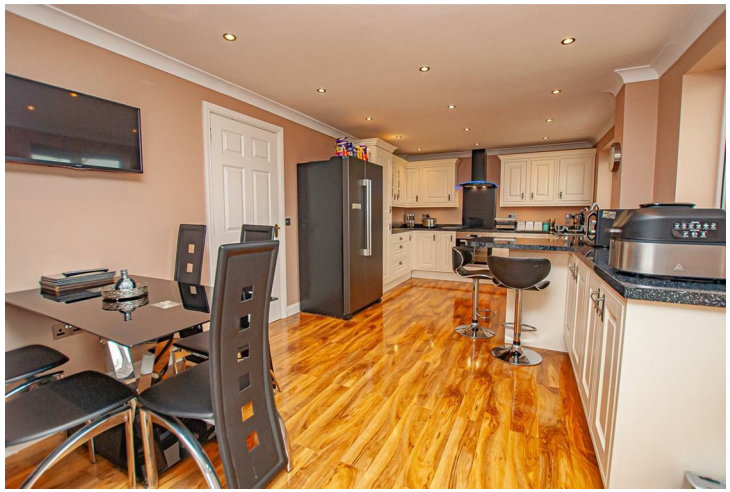

** FOUR BEDROOM DETACHED ** GARAGE **
LARGE PLOT ON CUL DE SAC LOCATION **

A beautiful four bedroom modern detached property, situated within a desirable cul-de-sac location on Demontfort Way. The property benefits from a large plot with laid to lawn gardens and space for several cars on the frontage. The accommodation in brief to the ground floor comprises: porch, hallway, cloaks/WC, lounge, kitchen/diner and conservatory. The first floor features four well proportioned bedrooms with an en-suite shower to master and a further family bathroom. The outside of the property to the front elevation offers a tarmacadam driveway leading to the garage, with a side passage leading to the rear. The rear elevation features a mainly laid to lawn garden with patio. Viewing is highly recommended on this superb detached home, via appointment only.

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Entrance Porch
Brick and uPVC entrance porch.

Entrance Hall
Radiator, laminate flooring, coving to ceiling, stairs

Cloak Room
Opaque double glazed window to front, two piece suite comprising, wash hand basin with vanity unit and close coupled WC, tiled splashback, radiator, laminate flooring

Lounge
Double glazed bay window to front, fireplace, radiator, fitted capet, coving to ceiling.

Kitchen/Diner
Fitted with a matching range of base and eye level units with worktop space over, I+I/4 bowl stainless steel and glass sink with drainer, mixer tap, plumbing for dishwasher, space for fridge/freezer, fitted electric fan assisted oven, built-in four ring induction hob with extractor hood and glass splashback, double glazed window to rear, laminate flooring, patio door leading to conservatory.

Utility Room
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap, plumbing for washing machine, gas central heating boiler, space for tumble dryer, radiator, laminate flooring, external upvc door leading to garden

Conservatory
Large double glazed conservatory with tiled floor and independent under floor heating, double doors leading to the garden and a single side door.

Garage
Up and over door, power points.

Landing
Double glazed window to front, radiator, fitted carpet, access to loft hatch

Bedroom One
Double glazed window to rear, radiator, fitted carpet

En-suite
Shower, wash hand basin and WC, opaque double glazed window to rear, tiled walls and flooring.

Bedroom Two
Double glazed window to rear, radiator, fitted carpet

Bedroom Three
Double glazed window to front, radiator, fitted carpet.

Bedroom Four
Double glazed window to front, radiator, fitted carpet

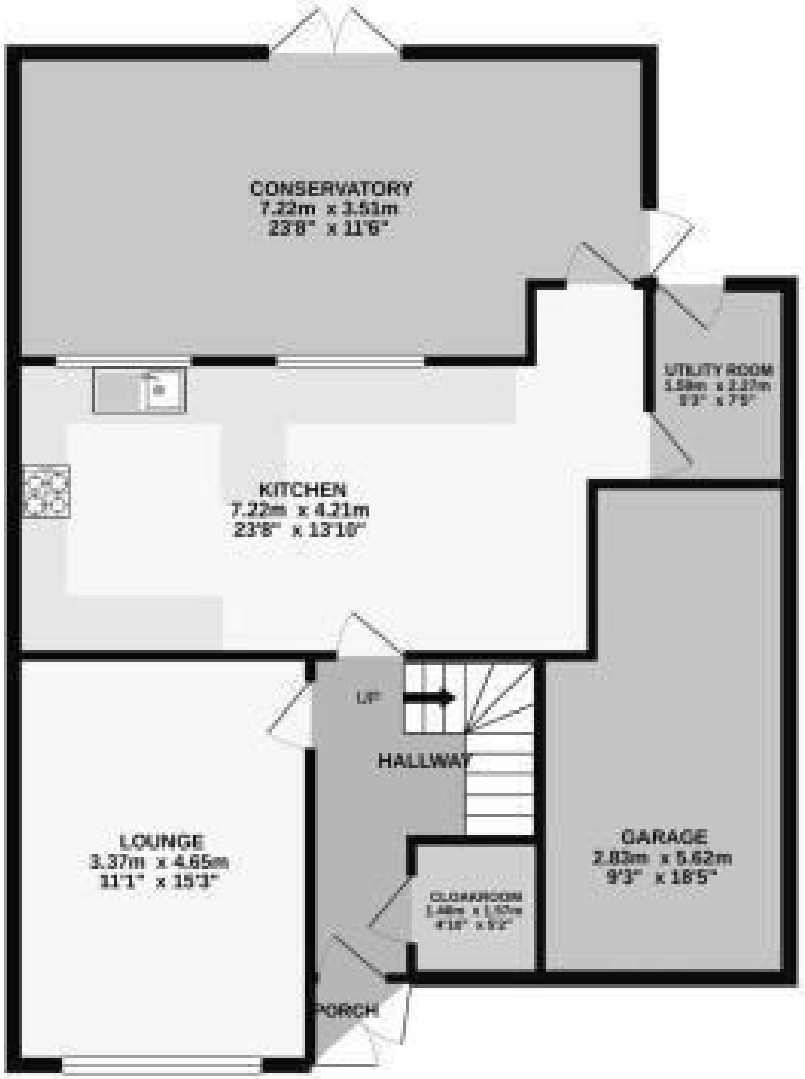
Family Bathroom
White 3 piece suite comprising bath with over bath shower attachment,vanity unit toilet and sink,splashbacks, opaque double glazed window to side, radiator, tiled flooring, airing cupboard

Outside
To the front there is a lawn with garden, double width tarmac driveway to the front leading to garage. To the rear there is a patio area with a large lawned area with a large water feature.

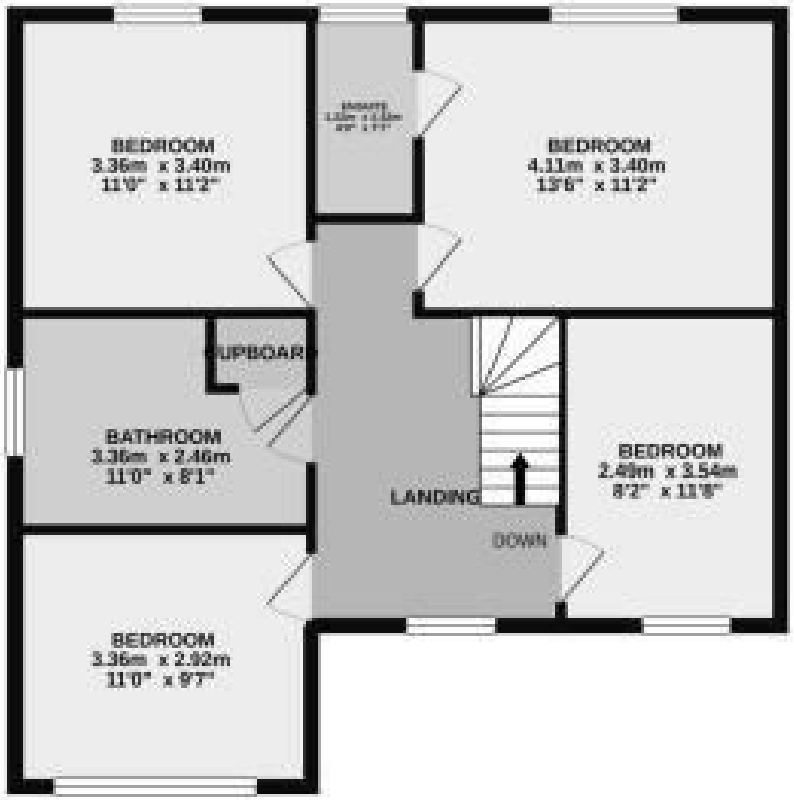
CREATE
LIFE YOU
LOVE

Cocktail
Lounge

GROUND FLOOR
92.4 sq.m. (994 sq.ft.) approx.



1ST FLOOR
66.5 sq.m. (716 sq.ft.) approx.



TOTAL FLOOR AREA : 158.9 sq.m. (1710 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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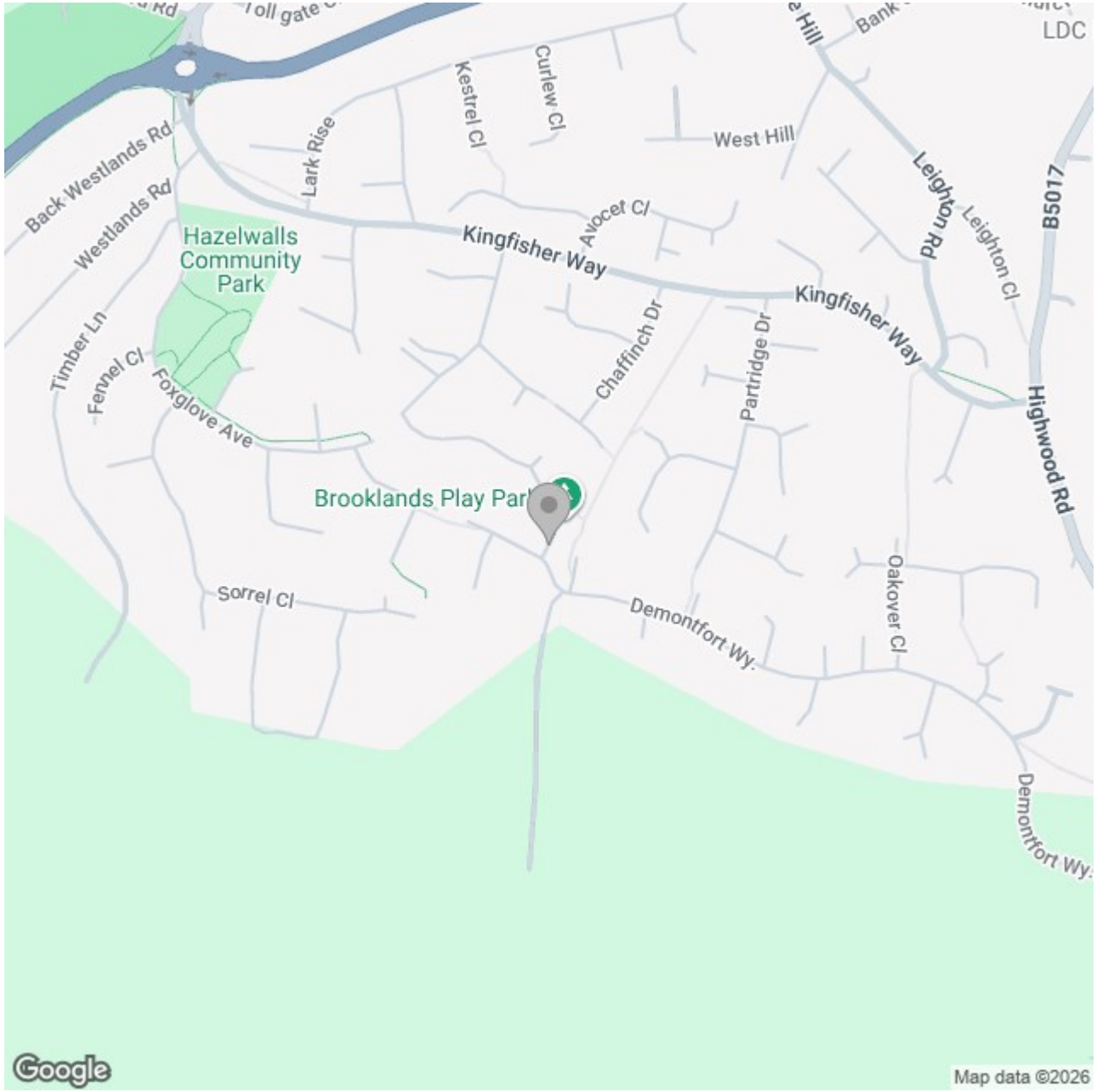

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

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