



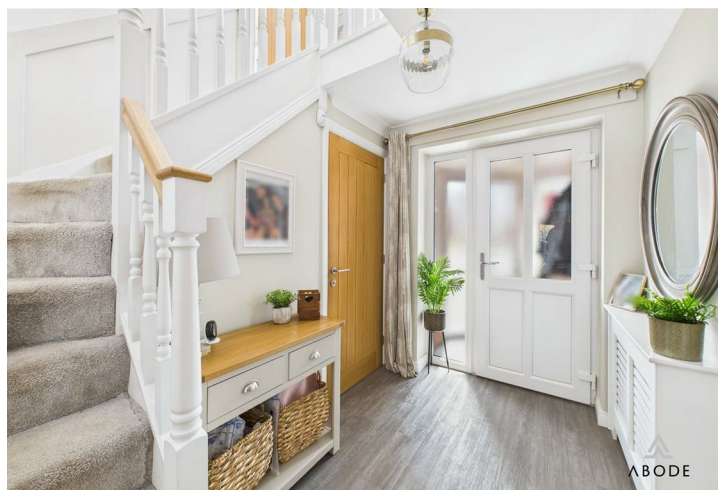


Nestled in the charming market town of Uttoxeter, this fabulous family home on Demontfort Way offers a perfect blend of comfort and modern living. With its spacious layout, the property boasts three well-appointed reception rooms, providing ample space for both relaxation and entertaining. The cosy lounge area invites you to unwind, while the separate dining room seamlessly leads to a delightful conservatory, perfect for enjoying the garden views throughout the seasons.

The heart of the home is undoubtedly the high specification breakfast kitchen, which comes equipped with integrated appliances, making it a joy for any culinary enthusiast. The four generously sized bedrooms ensure that there is plenty of room for family and guests alike, complemented by two stylish bathroom suites that cater to all your needs.

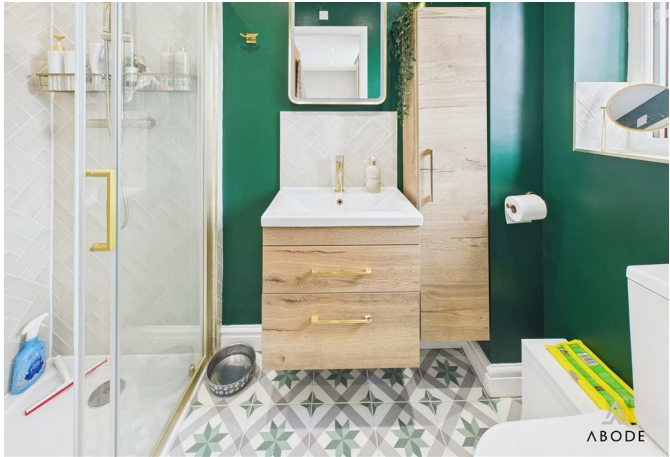
Outside, the low maintenance rear garden offers a tranquil retreat, ideal for enjoying sunny afternoons or hosting gatherings with friends and family. The property is pet-friendly, subject to negotiation, making it a suitable choice for those with furry companions.

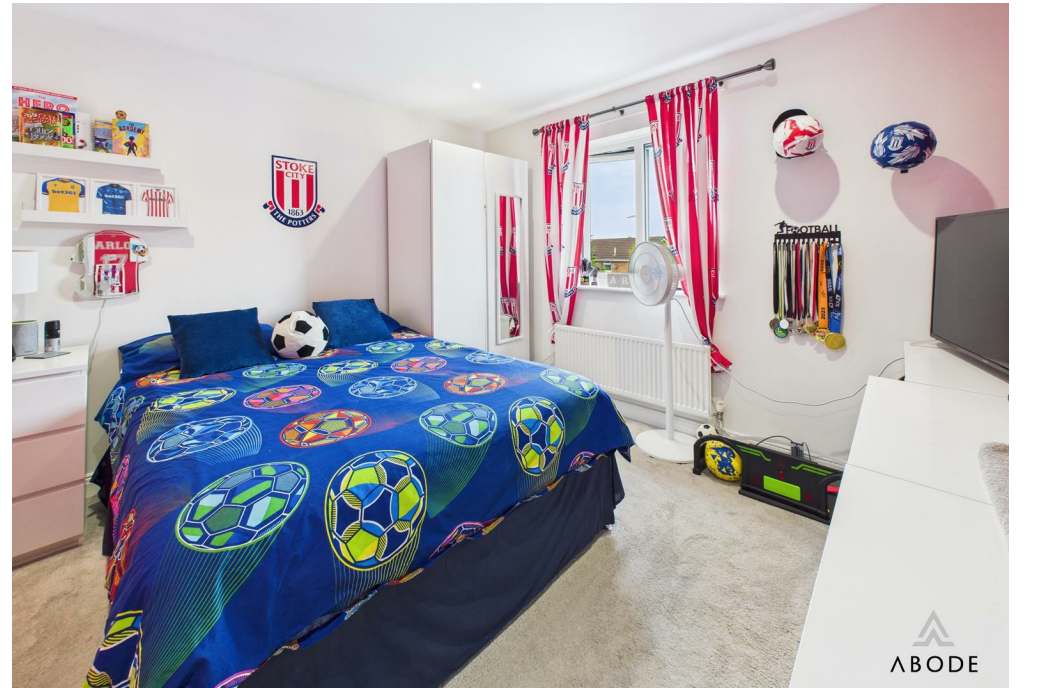
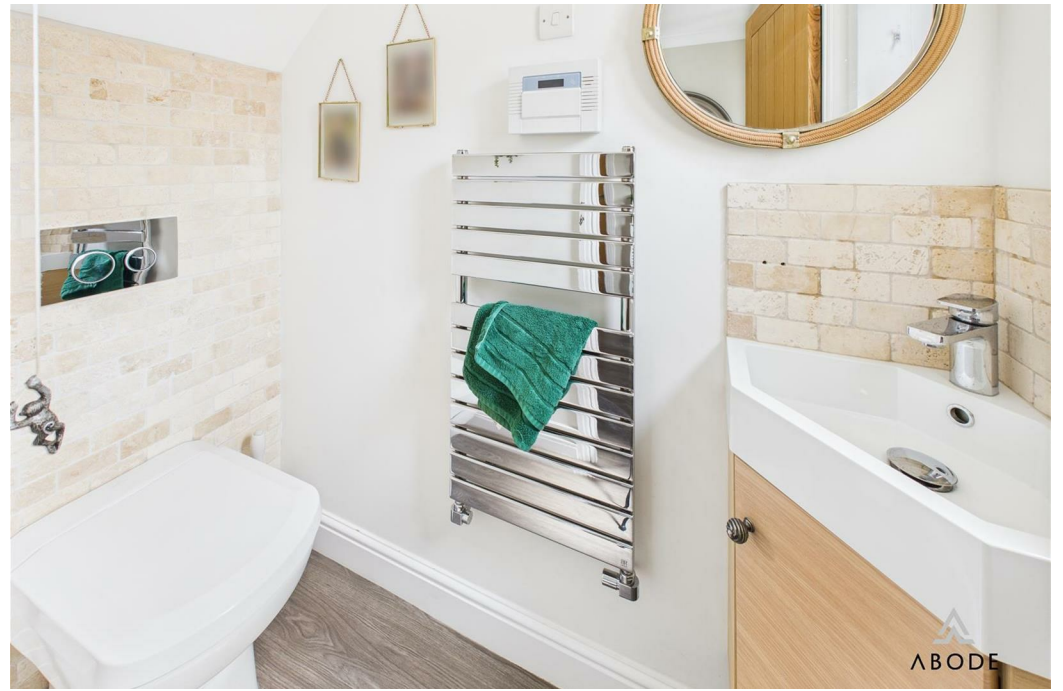
This residence is not just a house; it is a home where cherished memories can be made. With its prime location close to the amenities of Uttoxeter, this property is a wonderful opportunity for families seeking a comfortable and inviting space to call their own.



ABODE
SALES & LETTINGS











Floor 0

Approximate total area⁽¹⁾

179.4 m²
1933 ft²

Reduced headroom

5.4 m²
58 ft²

(1) Excluding balconies and terraces

Reduced headroom

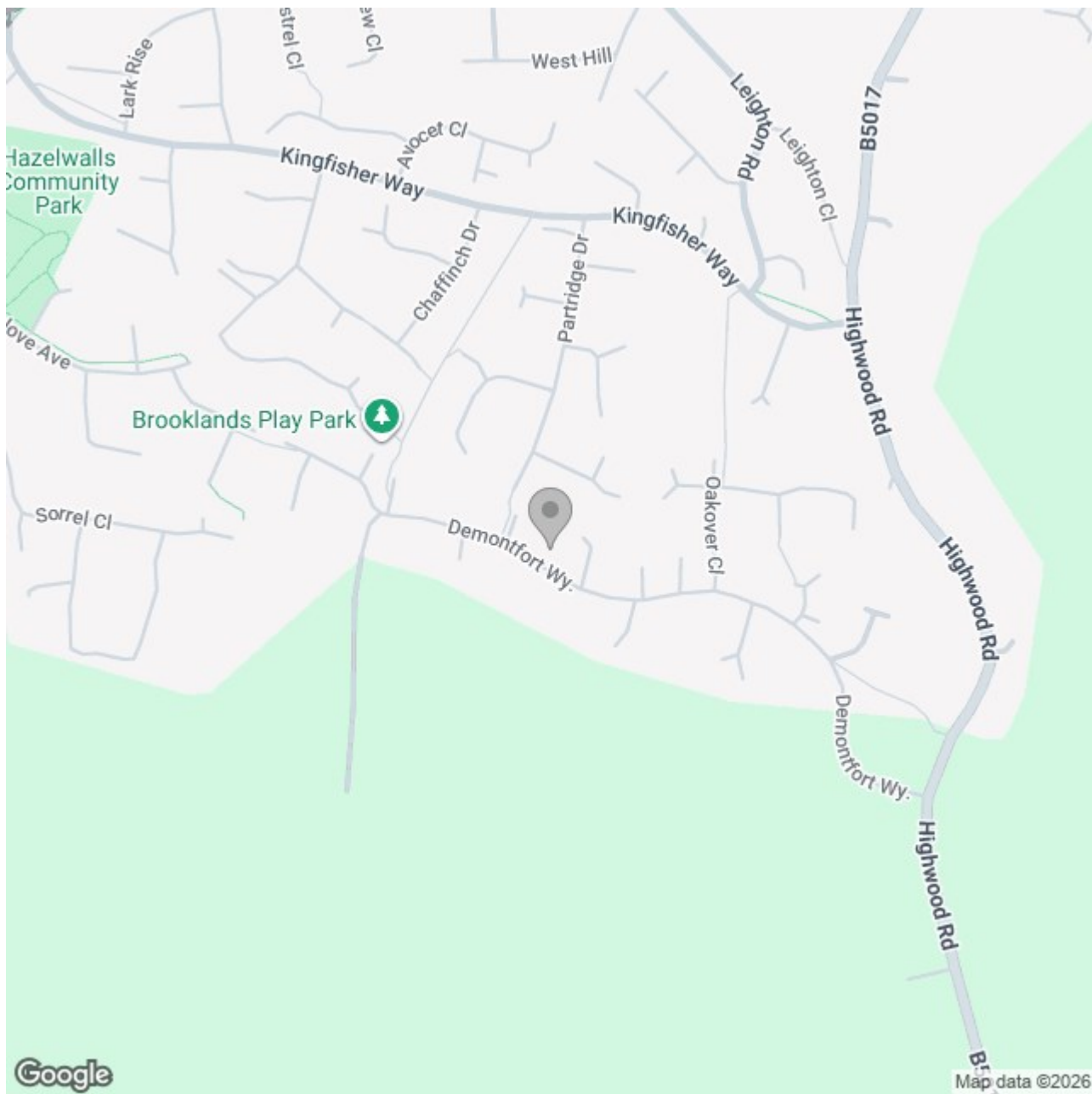
Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1



Energy Efficiency Rating

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

England & Wales

EU Directive
2002/91/EC
 