

Balance Hill, Uttoxeter, Staffordshire, ST14 8BT
£335,000





**** CHARACTER HOME ** CLOSE TO TOWN CENTRE ** OFF ROAD PARKING AND GARAGE/WORKSHOP ****

A beautifully presented family home full of traditional character and country-style charm, ideally located in the market town of Uttoxeter. The property offers versatile and well-proportioned accommodation, including an extended open-plan living and dining space, a characterful lounge with log-burning stove, and three bedrooms with a stylish four-piece family bathroom. Perfectly positioned close to local schools, doctors, library, and bus routes, it also benefits from excellent commuter links via the A50 and M6, making it an ideal home for families and professionals alike.

Viewing by appointment only.



Hallway

Accessed via a composite stable door, the hallway features tiled flooring and a thermostat control panel, with a latch-panel door leading to the utility and WC. An open doorway flows through to the kitchen, creating a welcoming entrance to the home.

Kitchen

The kitchen is fitted with a uPVC double glazed window to the rear elevation and offers a range of matching base and eye-level cupboards and drawers, complemented by wood block effect roll-top work surfaces and coordinated tiling. Integrated appliances include a one-and-a-half stainless steel sink with mixer tap, an induction electric hob with extractor, and a built-in oven and grill, with plumbing and space for additional white goods. Additional features include a central heating radiator, smoke alarm, and an internal latch-panel door leading through to the living/dining area.

Lounge

The lounge exudes character and charm, showcasing many original cottage features including a focal point log-burning fireplace with exposed brickwork and hearth, exposed ceiling beams, and the original stone fireplace retained as a feature. Two uPVC double glazed windows with built-in shutter blinds overlook the front elevation, and there are two central heating radiators, a useful under-stairs storage cupboard, TV aerial point, and a composite front entrance door.



Living/Dining Area

This extended space flows from the kitchen into a stunning open-plan vaulted living and dining area, featuring exposed timber framework and two double glazed Velux windows providing ample natural light. uPVC double doors open onto the rear garden, and the room benefits from two central heating radiators, panelled flooring throughout, a smoke alarm, a staircase rising to the first-floor landing, and an internal door leading to the family room.







Family Room

A versatile room offering a range of potential uses, currently utilised as a playroom but equally suitable as a study, home office, or additional reception room. It features a uPVC double glazed window to the front elevation, central heating radiator, TV aerial point, original exposed brickwork to a feature wall, exposed beams, and an attic hatch to the ceiling.

Utility W.C.

The utility and WC are fitted with a uPVC double glazed frosted window to the rear elevation and complementary tiled flooring. The space includes a central heating radiator, plumbing and space for freestanding appliances, a low-level WC with continental flush, wash hand basin with mixer tap, Worcester Bosch combination gas boiler, and the electrical consumer unit.

Landing

The landing provides access to all bedrooms and the family bathroom via latch-panel doors.

Bedroom One

The principal bedroom features a uPVC double glazed window to the front elevation, a central heating radiator, an original feature fireplace with Minton tiled hearth, and a range of built-in wardrobes with hanging rails and shelving.

Bedroom Two

Bedroom two has a uPVC double glazed window to the rear elevation, a central heating radiator, and fitted built-in wardrobes with hanging rails and shelving.

Bedroom Three

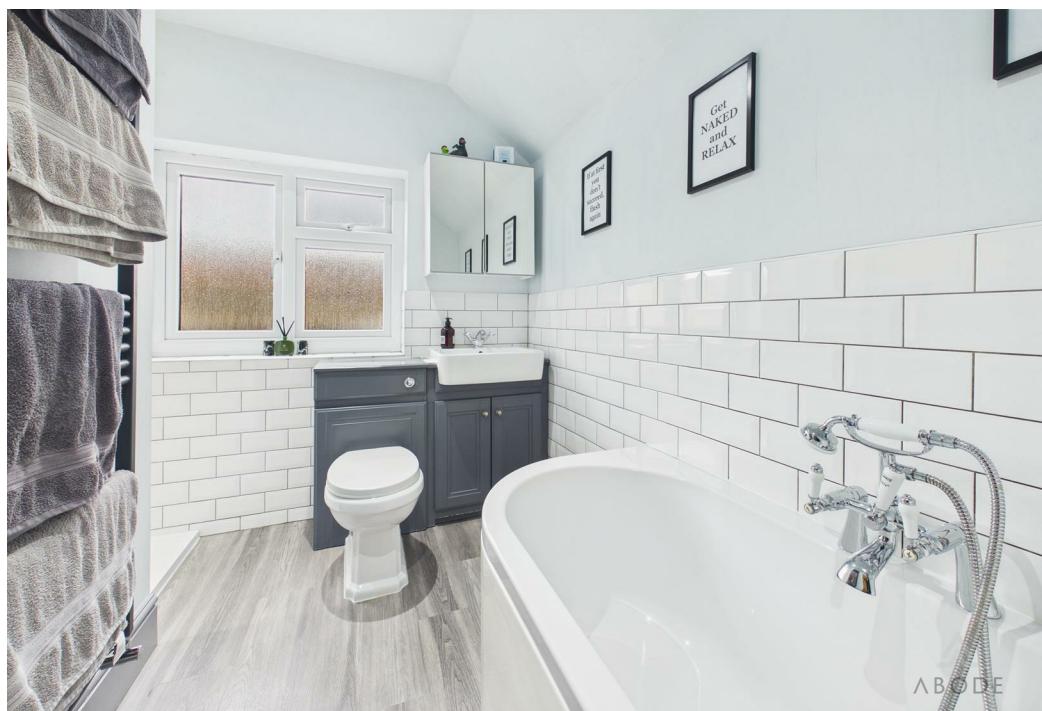
Bedroom three benefits from a uPVC double glazed window to the front elevation, a central heating radiator, and access to the loft space via a ceiling hatch.

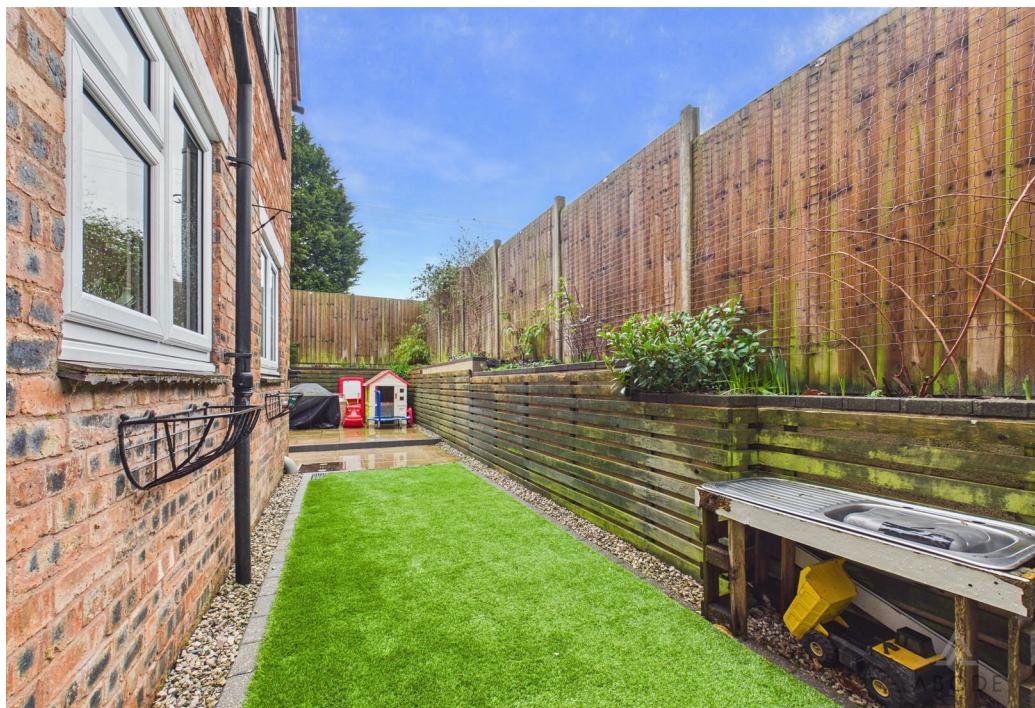
Family Bathroom

The family bathroom is fitted with a uPVC double glazed frosted window to the rear elevation and a modern four-piece suite comprising a low-level WC, wash hand basin with chrome mixer tap, a bath with chrome tap fittings and shower attachment, and a double walk-in shower cubicle with a waterfall showerhead. Complementary tiling surrounds the suite, with spotlights to the ceiling, a built-in extractor fan, and a heated towel radiator completing the space.













Approximate total area⁽¹⁾

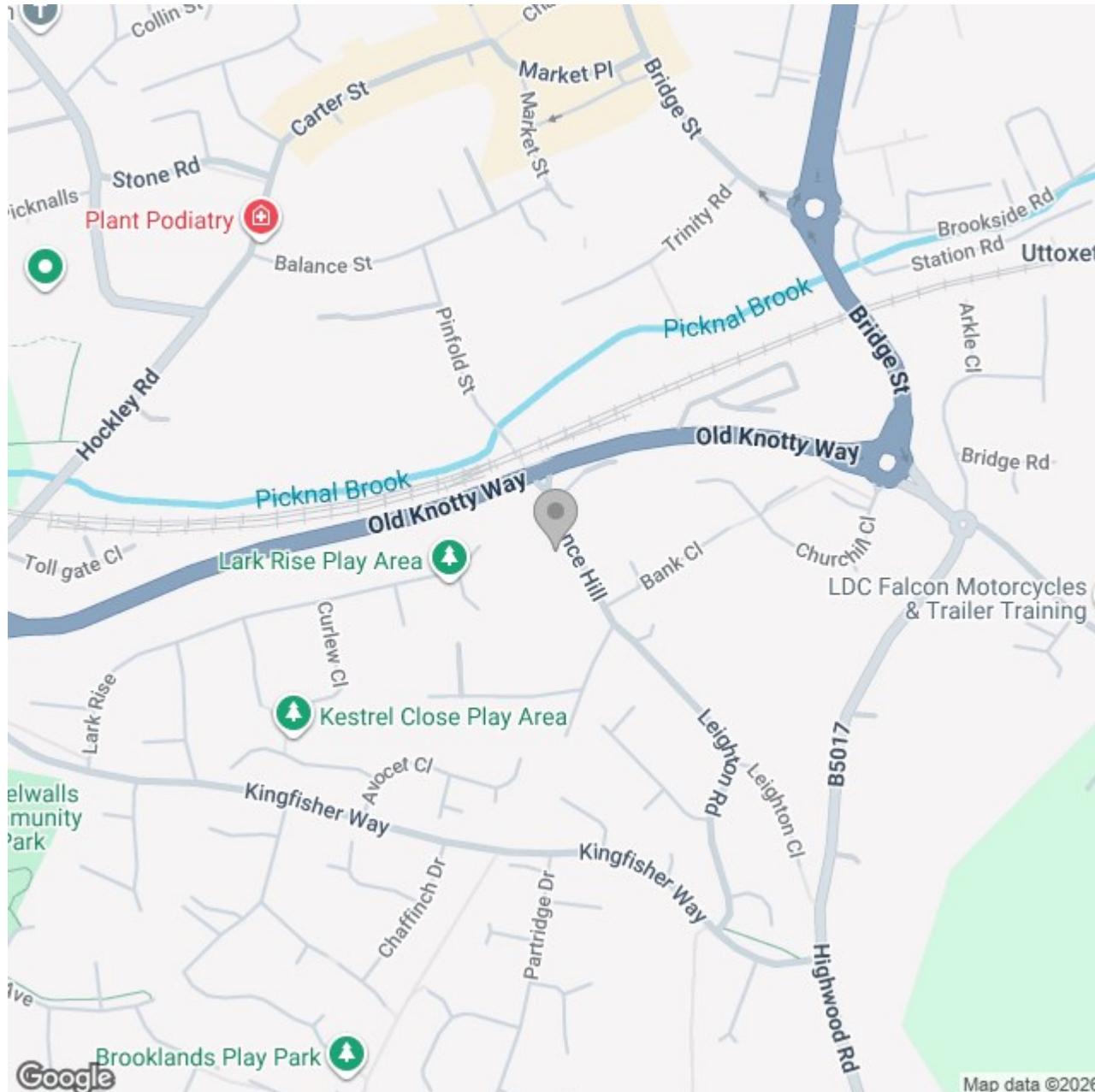
105.7 m²
1137 ft²

(1) Excluding balconies and terraces



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

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(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	