

Balance Hill

Uttoxeter, ST14 8BT

John 
German





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£218,000

Gorgeous period home generously proportioned with a stunning refitted luxury bathroom and a refitted shaker style kitchen. Cosy front sitting room and a second living/dining room with a log burning stove. The property also comes with lovely, landscaped garden.

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The property is conveniently situated for easy access to the market town of Uttoxeter which has good schools, sports and leisure facilities, bars, restaurants, supermarkets and local shops and also the famous Uttoxeter Racecourse. There are excellent transport links to the A50 with its M1 and M6 connections, also within commuting distance to the towns of Derby, Stoke and Stafford. Uttoxeter also benefits from its own local railway station.

Entrance to the property is via a composite entrance door with a double glazed top light opening into an entrance hall which features a large built-in understairs cloaks cupboard, doors lead off to the ground floor living spaces, central heating radiator with radiator cover. The front sitting room has a double glazed window overlooking the lane, a feature cast iron fireplace, alcove storage cupboard, fitted shelving, timber flooring and central heating radiator.

To the rear is a living/dining room with double glazed windows to the rear and side elevations, feature fireplace housing a log burning stove, doors lead off to the kitchen, the stairwell, and to a walk-in store cupboard with window to the rear elevation and power (currently used as a storage cupboard but provides potential to convert to a ground floor WC if desired). The kitchen has been refitted with a range of shaker style base and eye level units, roll edge work surfaces, inset one and a half bowl ceramic sink unit with mixer tap, tiled splashbacks, integrated dishwasher and fridge freezer, built-in electric cooker, halogen hob with extractor over, double glazed window to the side elevation, uPVC door to the rear elevation and further door to the side elevation.

On the first floor, stairs lead to a small landing with doors leading off to the bedrooms. Bedroom one is a large double with two double glazed windows overlooking the lane and a central heating radiator. Bedroom two is also a large double with a double glazed window overlooking the rear garden, currently used as a home office. Leading off the bedroom is the bathroom, which has been fitted with a luxury four-piece suite comprising claw foot roll top bath, large walk-in double shower, low flush WC and a pedestal wash basin. There is complementary tiling to splashback areas, central heating radiator, a frosted double glazed window providing plenty of natural light, plus a built-in airing cupboard housing the central heating boiler newly installed in 2025.

Outside, the property is set back from the road behind a small frontage with a low wall and cast-iron railings. To the side, gated access leads underneath a very useful covered storage area with room for log storage and a perspex roof. The rear garden has an enclosed block paved patio area and pathway leading onto an extensive lawned area with ornamental beds and borders and a gravelled pathway leading to the top of the garden where there is a timber garden shed.

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:** On street

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

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

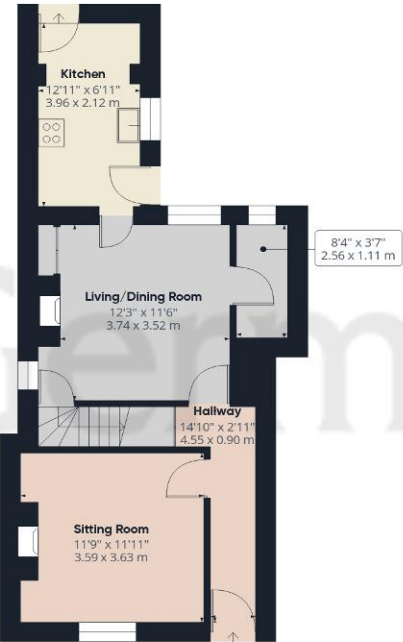
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band A

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

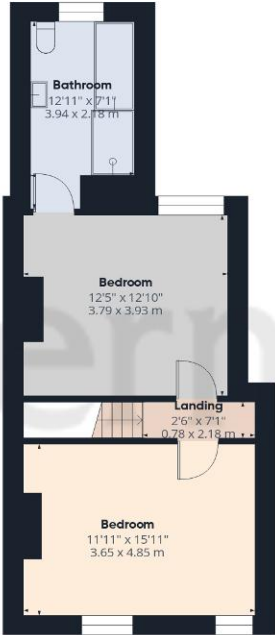
Our Ref: JGA/22122025







Ground Floor



Floor 1

Approximate total area⁽¹⁾
930 ft²
86.4 m²

(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.

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Agents' Notes

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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

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