



Balance Street, Uttoxeter. ST14 8JE

welcome to

Balance Street, Uttoxeter

Bagshaws Residential are delighted to market this Grade II listed Georgian Town House situated within walking distance of the centre of the market town of Uttoxeter offering SPACIOUS accommodation over four floors. This grand residence retains many original features throughout and VIEWING IS A MUST.



Access to the property is gained via:

Entrance Door:

Leading into:

Reception Hall:

16' 5" + corridor x 13' 7" + corridor (5.00m + corridor x 4.14m + corridor)

Having window to the front elevation; exposed Oak flooring; stairs to the first floor accommodation; door leading out to the rear elevation; stairs leading down to:

Cellar:

Having exposed brickwork; lighting.

Dining Room:

17' 7" x 13' 5" (5.36m x 4.09m)

With feature fireplace housing a log burning stove; exposed Oak flooring; sash window to the front elevation; central heating radiator with cover; door leading into:

Lounge:

25' 2" into bay x 13' 5" (7.67m into bay x 4.09m)

Having feature fireplace housing a log burning stove; sash bay window to the rear elevation; central heating radiator with cover; wall lights; door leading into:

Study:

8' 4" x 7' 1" (2.54m x 2.16m)

With built in shelving and step up to window to the rear elevation,

Playroom:

18' 5" x 9' 2" (5.61m x 2.79m)

With window to the rear elevation;

Inner Hallway:

With window to the side elevation; doors off to:

Breakfast Kitchen:

16' x 12' 8" (4.88m x 3.86m)

A fitted kitchen comprising Belfast sink set in a base unit; further base, wall and drawer units;

complementary work surface; two plate Aga; integrated oven with hob and cooker hood over; integrated microwave; tiled flooring; spot lighting; window to the rear elevation; door leading to pantry with shelving; door leading to rear porch with door leading out to the side elevation; door leading into:

Rear Lobby

with door leading to rear garden and base units.

Utility Room:

12' + corridor x 7' 11" + corridor (3.66m + corridor x 2.41m + corridor)

With window to the front elevation; door leading out to the front elevation; door leading into boiler room.

Stairs Leading To:

First Floor Landing To Left:

With doors off to:

Shower Room:

Having window to the front elevation; shower cubicle with wall mounted shower; wash hand basin; low level w,c,;

Bedroom:

12' 11" x 10' 7" (3.94m x 3.23m)

With two windows to the rear elevation;

First Floor Landing To Right:

Bathroom:

Having free standing roll top bath with claw feet; shower cubicle with wall mounted shower; low level w,c,; wash hand basin; heated towel rail; window to the front elevation. Door to bedroom;

Bedroom:

11' 8" x 12' 11" (3.56m x 3.94m)

With two windows to the front elevation; feature fireplace; and door to Bathroom;

Bedroom:

18' 6" max x 14' 2" (5.64m max x 4.32m)

Having two window to the rear elevation; feature curved wall.

Bedroom:

13' 7" x 13' (4.14m x 3.96m)

Having window to the rear elevation; feature fireplace;

Dressing Room:

with built in Storage;

Shower Room:

Having shower cubicle with wall mounted shower; wash hand basin; low level w,c,; window to the rear elevation.

Stairs Leading To:

Second Floor Landing:

Opening to:

Cinema / Games Room:

feature beam framework; door leading into:

Bedroom/ Music Room

With window to the side elevation; and aces to New York style balcony area to the rear. Part restricted head height.

Bedroom/ Craft Room:

11' 11" max x 9' 10" (3.63m max x 3.00m)

Having window to the front elevation; built in cupboards;

Bedroom:

With window to the front elevation;

Triple Garage:

With double up and over door and single up and over door.

Gardens:

Attractive foregarden with central pathway and lawned areas either side and shrub plantings. The EXTENSIVE walled rear garden has patio area with steps leading up to the sizeable lawned area with an abundance of shrub, flower and tree plantings.

Summer House:

Known as 'Dog House' ideal for entertaining with power and lighting.



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welcome to

Balance Street, Uttoxeter

- Substantial Grade 11 Listed Residence
- Four Reception Rooms. Breakfast Kitchen
- Bathroom. Two Shower Rooms. Dressing Room
- Seven Bedrooms. Cinema / Games Room
- TRIPLE GARAGE. Extensive Gardens

Tenure: Freehold EPC Rating: E

£775,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
UTR109452 - 0004

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