

# Balance Hill

Uttoxeter, ST14 8BS

John German





A photograph of a modern interior space, likely a hallway or living area. The room features a vaulted ceiling with exposed wooden beams and a stone tile floor. A wooden door with a decorative glass panel is visible on the right, and a staircase with a wooden railing and pink wall is on the left. A wooden desk or counter is in the foreground on the right.

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£480,000

Attractive individually designed and built detached family home with well proportioned accommodation set over three floors, extending to approximately 3000 sq ft, situated on the edge of the town centre within walking distance to amenities.

Providing generously sized and well-planned family sized accommodation including five double bedrooms and a good amount of living space, centred around the reception hall and galleried landing, internal inspection and consideration is highly recommended to appreciate the versatility and sheer amount of space available. Additionally benefiting from an adaptable home office/games room with an ensuite wc above the attached double garage, occupying a non-estate position with an enclosed garden and ample off-road parking for numerous vehicles.

Situated on the edge of the town centre within easy walking distance to its wide range of amenities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, the three tier school system, train station, doctor surgeries, modern leisure centre and gyms, and the multi-screen cinema. The nearby A50 dual carriageway links the M1 and M6 motorways, plus the cities of Derby and Stoke-on-Trent.

#### Accommodation

The light and airy reception hall provides a lovely introduction to the home with stairs rising to the upper floors and a cupboard beneath, a feature natural slate floor which flows through the majority of the ground floor accommodation, and quality doors leading to the ample living space, plus the walk-in cloak room which in turn opens to the guest wc.

The well-proportioned dual aspect lounge has a focal inset gas plasma fire, and double glazed French doors opening to the good-sized brick base and uPVC double glazed constructed conservatory, providing additional living space overlooking the garden with French doors providing access to the patio, plus French doors to the linking to the kitchen.

The well-equipped breakfast kitchen has a range of fitted base and eye level units and matching island with timber worktops and breakfast bar, an inset sink unit set below the side facing window, a fitted gas hob with an extractor hood over and built-in electric double oven, and integrated appliances including a dishwasher and fridge/freezer. The separate dining area has the same natural slate floor and a front facing window. The fitted utility room has a range of units with a work surface and an inset sink unit, space for appliances and a part double glazed door and window to the outside.

Completing the ground floor accommodation is the second dual aspect reception room, making an ideal study or kids room depending on your requirements.

To the first floor, the pleasant galleried landing has stairs rising to the second floor, and doors to three spacious double bedrooms and the fitted family bathroom, which has a white four-piece suite incorporating both a panelled bath and separate shower cubicle. The impressive master bedroom has the benefit of both a walk-in dressing room and a fitted ensuite bathroom, also having a white four-piece suite incorporating both a panelled bath and separate shower cubicle.

To the second floor, the landing has a front facing window and a built-in storage cupboard, and doors to two further double bedrooms and a box room. Completing the accommodation is another fitted family bathroom, this having a white three piece suite, incorporating a panelled P-shaped bathroom with a mixer shower and glazed screen above.

#### Outside

A paved patio leads to the garden laid to lawn, wrapping around the rear and side elevations, with a further elevated paved seating area, shrub borders and gated access to the front.

To the front, a tarmac driveway provides off road parking for several cars, leading to the attached double garage with has two up and over doors, power and light. A personal door opens to the side hall, where a part glazed door opens to the garden, and stairs rise to the useful home office/games room, having a front facing window and an ensuite wc with a white two piece suite.

**What3words:** ///kitchen.majoring.cobbles

**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:** Drive & double garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

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

**Broadband type:** 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 F

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

[www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

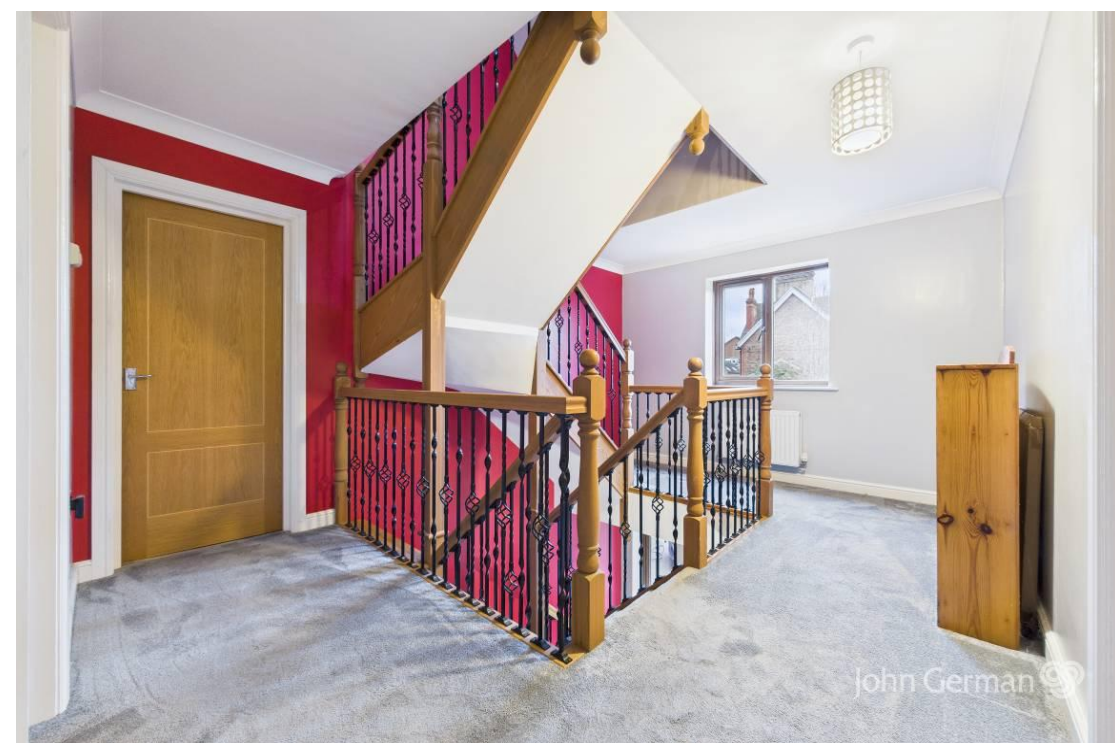
**Our Ref:** JGA/01122025

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Ground Floor



Floor 1



Floor 2



**Approximate total area<sup>(1)</sup>**

3090 ft<sup>2</sup>

286.9 m<sup>2</sup>

**Reduced headroom**

100 ft<sup>2</sup>

9.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             | 79 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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