

Main Street

Netherseal, Derbyshire, DE12 8DB

John German





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£309,950

This detached village home is well worth viewing with charm and character on display, having a cosy lounge with log burner, dual aspect sitting/dining room, kitchen, utility, guest WC, four bedrooms, en-suite, bathroom, generous drive, store and rear garden. Plus excellent access to the M42/A42

Detached four-bedroom house in this popular National Forest village location. The property is situated just a short drive away from the M42 and well placed the nearby towns of Ashby de la Zouch, Burton Upon Trent, Tamworth, Derby and Birmingham.

A double-glazed entrance door opens into a good-sized hall with doors leading off. A door opens into a dining room/sitting room having views across Main Street with a bay window to the side and a further window to the front, and has a fireplace with an electric stove. A doorway leads through to a cosy lounge, having an exposed brick chimney breast with recessed log burner and dual aspect windows. The well-equipped breakfast kitchen is fitted with a range of base and eye level units with roll edge work surfaces over and integral appliances including a double oven, hob and an extractor hood. There is also a breakfast bar, tiled floor, window and stable door out to the rear garden and stairs rising to the first floor. From the hall, a door leads into a useful utility room which has space for further appliances, base and eye level units and guest W.C and stairs off to the master bedroom.

Stairs rise from the kitchen to the main first floor landing with doors off to three bedrooms, two double and one single, and a family bathroom. The bathroom is fitted with a suite comprising; panelled bath, pedestal wash hand basin and W.C. There is also a good-sized storage cupboard with the property's electric heating boiler.

Stairs rise off the utility room to the master bedroom which is a generous double with the luxury of an en-suite shower room having a suite comprising; W.C, pedestal wash hand basin and a double shower cubicle.

To the front of the property there is a good-sized driveway and to the rear there is a low maintenance paved garden along with a useful brick-built garden store.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

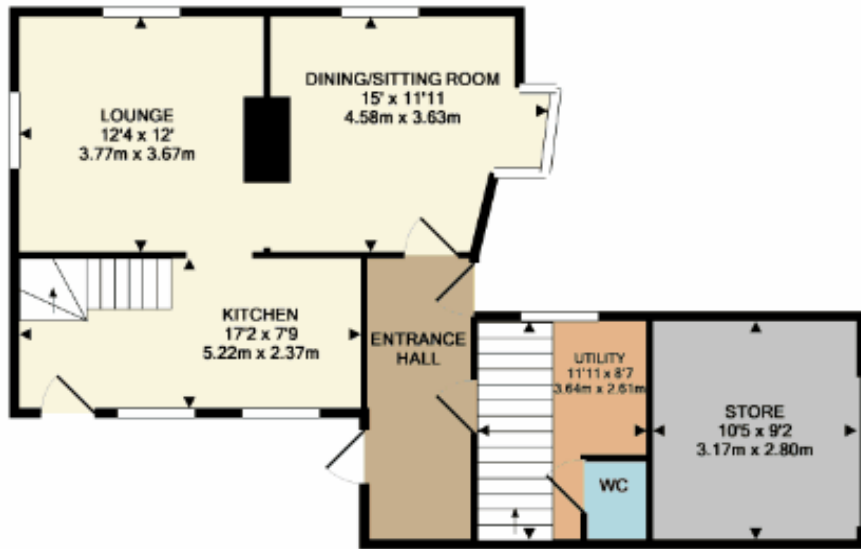
Useful Websites: www.gov.uk/government/organisations/environment-agency
<https://www.southderbyshire.gov.uk/our-services/planning-and-building-control/planning>

Our Ref: JGA/17052022

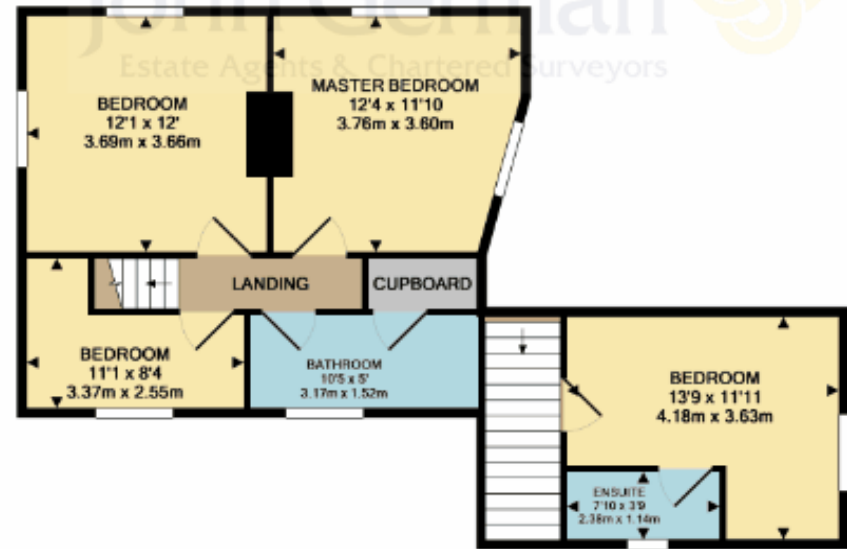
Local Authority/Tax Band: South Derbyshire District Council / Tax Band D







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantees as to their operability or efficiency can be given.
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Agents' Notes

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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.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		58 D
39-54	E		
21-38	F		
1-20	G	16 G	



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