

Clifton Road

Netherseal, Swadlincote, DE12 8BP



Pretty, traditional Victorian cottage built circa 1890 set right in the heart of this popular village with feature approx. 100ft long private gardens. The sitting room has a lovely open fireplace, in addition to a separate dining room perfect for entertaining.

£185,000

John German 

Netherseal

Situated four miles south of Swadlincote off the A444 in South Derbyshire. The village is set in the heart of the National Forest and benefits from a village hall, tennis club, an extensive public footpath network and three public houses. The centre of Netherseal village is now a conservation area and has many listed buildings such as the 17th century Alms Houses and St. Peter's Church which was built in the 19th century.

Accommodation

The property sits prominently on the road, being one of four handsome Victorian cottages.

Steps lead up to a lovely traditional period entrance door opening to reveal a fantastic sitting room, which has at its focal point a wonderful open fireplace with raised hearth, inset cast iron surround with tiled cheeks and pine fire surround.

A pine door connects through to the adjoining dining room having laminate flooring running underfoot with $\frac{3}{4}$ height picture rail, window to the rear and a useful understairs storage cupboard. This room is large enough for both a dining table and seating area.

Leading off the dining room is the cottage style kitchen, having wall mounted cabinets running along two sides with complimentary countertops incorporating a four-ring electric hob with extractor above and oven beneath, together with an inset sink with mixer tap and ceramic tiled splashbacks. Further, there are various appliance spaces, a window overlooking the courtyard and a door leading outside.

Leading off an inner lobby, you will find there is a white, contemporary bathroom which has been fully tiled and is fitted with a suite comprising P-shaped bath with mains shower and glazed screen over, pedestal wash basin, WC, ladder style towel radiator, and a window to the rear.

On the first floor, you will find three bedrooms. The main bedroom lies to the front of the property having an original sash window and a $\frac{3}{4}$ height picture rail.

Bedrooms two and three both overlook the rear gardens, with one having the benefit of an over stair built-in storage cupboard.

Outside to the rear is shared pedestrian access.

The property enjoys fantastic long gardens, with individually allocated areas for various uses and incorporates large patio areas, two fitted bars (one available via separate negotiation), a long lawned area with vegetable garden to the rear, and original brick outbuildings.

-The property has an LPG central heating system which is on a metered estate, shared between the properties. Each individual property is on a separate meter. The bill is paid monthly and is therefore dependent on your own usage.

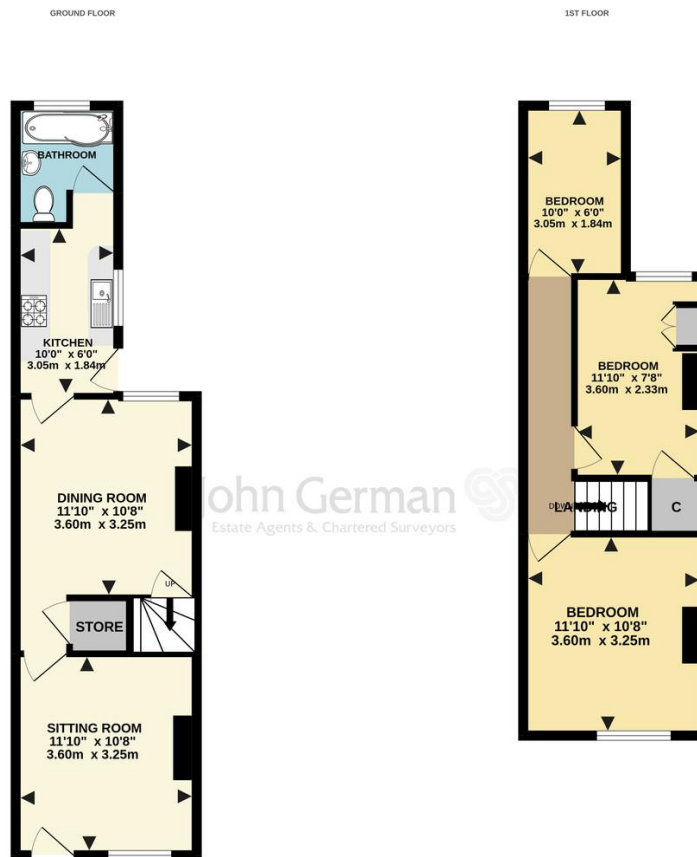
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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
www.southderbyshire.gov.uk/our-services/planning-and-building-control/planning

Our Ref: JGA/22092022

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







Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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		
39-54	E		53 E
21-38	F		
1-20	G	10 G	



John German

63a Market Street, Ashby-De-La-Zouch, Leicestershire,
LE65 1AH

01530 412824

ashbysales@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter | The London Office

JohnGerman.co.uk Sales and Lettings Agent