

# Acresford Road

Overseal, Swadlincote, DE12 6HX



A beautifully presented detached bungalow set in the sought after and convenient location of Overseal. The property has many benefits including a double workshop/shed, delightful rear garden and a double garage with ample off road parking.

£420,000



John German

The front entrance door opens into a light central hallway with doors leading off.

The living room has a feature gas fireplace and doors into the conservatory.

The large conservatory runs the length of the rear of the property, making it an ideal second living space in any season. French doors lead out onto the welcoming patio area.

The kitchen diner is situated to the front of the property and features a range of base and eye level units, work surfaces, sink and drainer unit set below the window, integrated appliances including a built-in oven and a dishwasher, and there is a door to the side elevation. Off the kitchen is a useful utility with a range of units, work surfaces and appliance space.

The generous master bedroom is fitted with a range of built-in wardrobes and cupboards, and benefits from an en-suite shower room which is fitted with a three-piece suite comprising; shower cubicle, wash hand basin and WC

The second bedroom is also fitted with a range of built-in wardrobes and cupboards.

The large family bathroom is fitted with a white three-piece suite comprising; bath, wash hand basin and WC.

Completing the accommodation is an office space with lots of built-in storage, perfect for working from home or after hours.

Outside, to the front is a block paved driveway providing off road parking and giving access to the double garage.

The rear garden is another highlight of this property with a paved patio area, large lawn, a further seating area and the double workshop.

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

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

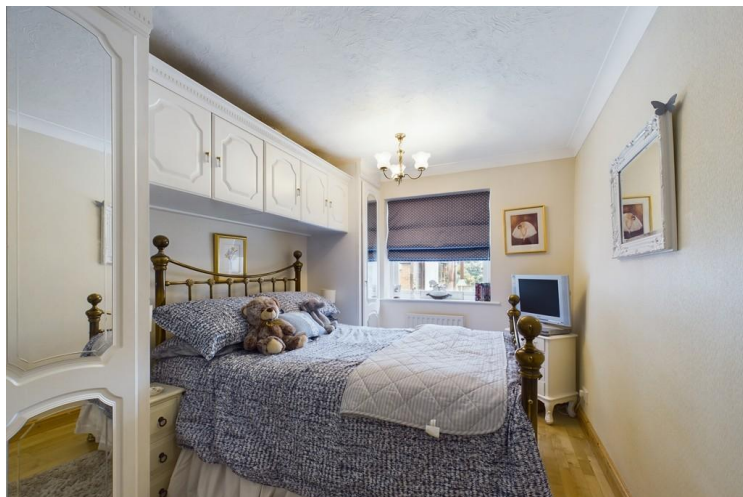
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/010623

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











Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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