

Coronation Street
Overseal, Swadlincote, DE12 6LH

John German





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£215,000

A stunning renovated period property set over three storeys with contemporary and traditional features with a newly fitted open plan dining kitchen, utility, newly fitted WC and two bathrooms (one en suite). There is off road parking and garage, plus large private garden to the rear. No chain.



The current owners have taken this period home back to brick and carefully put it back together, skilfully renovating the living space from top to bottom with the addition of a loft conversion to create a wonderful attic bedroom with en suite shower room. The property also has the rare benefit of a driveway providing off road parking and access to a garage beyond. This is a lovely home, seamlessly blending traditional with contemporary and would make for an ideal family home or first time buy.

Overseal is situated on the A444 about three miles south of Swadlincote, in South Derbyshire. A busy local village with lots going on including a great village school, church, local shops, great fish and chip shop and of course the pub! The convenience of the location is great with Junction 11 of the M42 close by for those wanting access to both Tamworth and Birmingham, coupled with the National Forest, Conkers, Moira Furnace and Hicks Lodge for families.

A uPVC entrance door opens into a lovely light, white reception room which would be an ideal sitting room and has laminate flooring underfoot, front facing window, radiator and a doorway provides access through into the fabulous open plan contemporary dining kitchen.

Again with laminate flooring underfoot, radiator, ample space for family dining table and a lovely contemporary two tone black and white kitchen with feature grey splashbacks, integral electric hob with oven beneath and hood above with sink set within the side facing bay window. There is a door to outside and leading from this lovely kitchen is a utility room with further matching cabinets, one housing a wall mounted gas fired combi newly fitted central heating boiler with two appliance spaces, radiator and leading off the utility is a contemporary guest cloakroom with vanity wash hand basin and WC.

Return to the dining room, climb the stairs to the first floor and leading off this first floor landing, you will find there are two excellent sized bedrooms and a luxury family bathroom, beautifully appointed having feature large vanity unit with wash hand basin set on top and storage drawers beneath with WC, shower bath with shower glazed screen, shower mixer taps and marble effect wall panelling.

From the first floor landing a winding staircase leads you to the attic bedroom with some cleverly designed recessed shelving to one side with lighting. The stairs wind upwards passing by the balustrade rail with inset glass panel and opening out onto the bedroom itself which has a window the rear and the benefit of a newly fitted en suite shower room with combined vanity unit with concealed cistern WC, wash hand basin with storage below alongside a panelled shower with Grohe mains fed shower above. There is also a useful small over stairs storage cupboard.

Outside, as previously mentioned, the property has a driveway providing plenty of off road parking for numerous vehicles alongside access to the garage. Set behind the garage you will find there is a lovely private garden laid mainly to lawn with hedge surround, mature apple tree and a further archway set in the hedging leads you through to a further garden area concealed beyond.

There are solar panels installed at the property which are owned outright, it is understood that the benefit of these will pass to the new owners.

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.

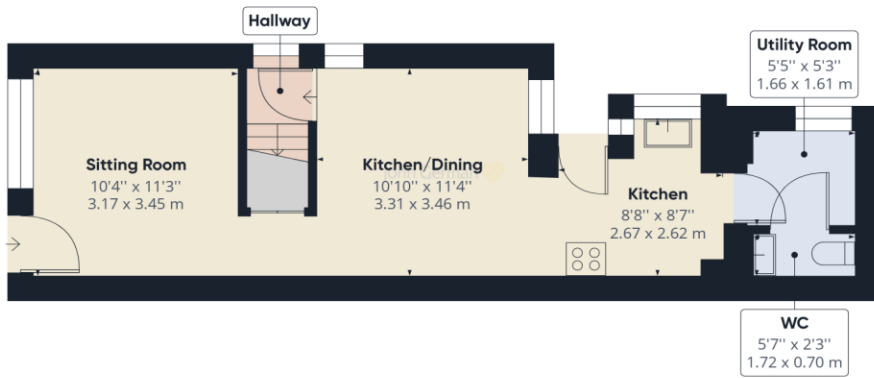
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/04072023

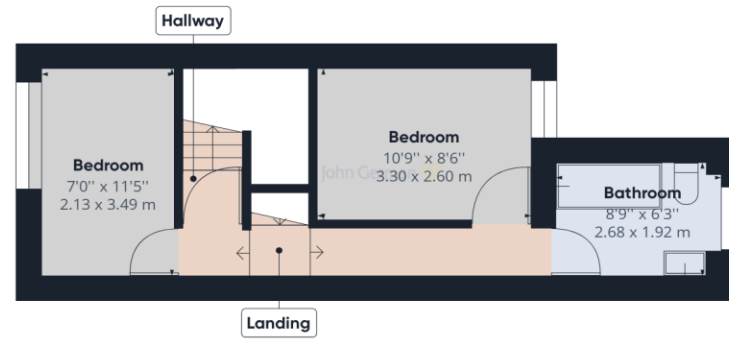
Local Authority/Tax Band: South Derbyshire District Council / Tax Band A



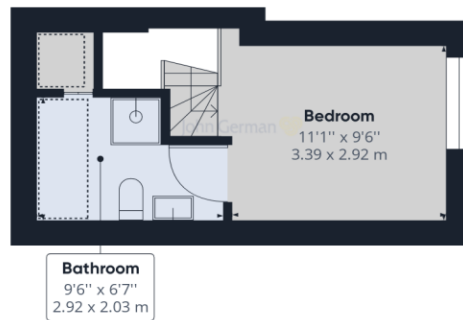




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

890.06 ft²

82.69 m²

Reduced headroom

23.04 ft²

2.14 m²

(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



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		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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