

Holly Bush Close

Netherseal, Swadlincote, DE12 8DD



Set in the centre of this lovely village but tucked away in a private drive is where you will find this excellent bungalow home. The accommodation is spacious with heaps of parking, plus a double garage and private mature gardens, all adding up to make this one to put on your viewing list today. No chain.

£365,000



John German 

Netherseal is 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 and an extensive public footpath network. 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 13th century.

The property sits in a lovely sought after private drive setting and stands back behind a lovely lawned front garden flanked to the right by an extensive tarmac driveway providing plentiful parking for numerous vehicles and access to a double garage.

The entrance door opens to reveal a central reception hallway which accesses all of the living space. To your left is a refitted contemporary guest cloakroom with vanity wash hand basin, WC and plenty of room for both coats and shoes.

The lounge/dining room runs front to back and there is a wonderful feature fireplace at the focal point. There is plenty of space for a family dining table, a front facing window and a connecting door through to the conservatory/garden room.

There is a good sized breakfast kitchen overlooking the rear gardens, appointed with base and wall mounted cabinets to all three sides, with integral hob and oven plus various other appliance spaces. There is plenty of room for a breakfast table. Off the kitchen is a useful and practical utility room with space for washing machine etc and connecting door through to the garden/sunroom.

This garden room has tall picture windows overlooking the gardens with a door to the outside and makes for a lovely sitting area. There is ample space for a sofa and dining table etc. It really is a lovely place to sit and enjoy the gardens to the rear.

The property offers three excellent size bedrooms with the principal bedroom having a connecting door through to a luxurious refitted family bathroom. The bathroom is a real delight, beautifully appointed with full height tiled walls and comprising panelled bath, vanity unit with inset wash hand basin and storage cupboards to the side, alongside WC and a standalone shower cubicle.

Outside, to the rear of the property, as previously mentioned, are lovely mature private gardens. These are laid mainly to lawn with a variety of trees and shrubs and really are one of the highlights of this property.

There is a pedestrian entrance door from the garden leading into the double garage which has light and power points and an up-and-over car entrance door. There is gated pedestrian access to the rear of the property alongside the garage.

Agents note: The property does lie on a private drive and therefore will be subject to shared costs etc for the maintenance and upkeep of the said drive.

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

Services: Oil fired central heating. No gas. 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 Ref: JGA/27062023

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



John German





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

 OnTheMarket

 rightmove

 RICS

 arla
propertymark
PROTECTED

 naea
propertymark
PROTECTED

 The Property
Ombudsman

 tsj
APPROVED CODE
TRADING STANDARDS UK

John German

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

01530 412824

ashbysales@johngerman.co.uk

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.

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

JohnGerman.co.uk Sales and Lettings Agent