

Moira Road

Overseal, Swadlincote, DE12 6JB



Lovely traditional semi detached village home offering a lounge and dining room, kitchen, ground floor bathroom, three bedrooms and pretty cottage gardens to the rear. An excellent first time buy that really should be seen to be appreciated!

Offers In Excess Of £185,000

John German 

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. The National Forest, Conkers, Moira Furnace and Hicks Lodge are all places ideal for families.

The property sits slightly elevated from the road behind a planted foregarden. Set beneath a canopy porch a uPVC entrance door leads you into the first of two reception rooms - a lovely sitting room with a walk-in bay window, a recess ideal for an electric log burner stove and laminate flooring underfoot. An inner hall has a turning staircase leading to the first floor and a very useful large storage room beneath. A connecting door leads to the dining room which has dual aspect double glazed windows, laminate flooring, a half glazed door leading into the kitchen and ample space here for a family dining table and a sofa seating area.

The kitchen has base and wall mounted units running along two sides with roll top work surfaces with inset sink and mixer tap, space for an electric cooker, washing machine and dishwasher plus an under counter fridge.

A rear lobby has a built in pantry cupboard and uPVC double glazed door leading to outside. A connecting door leads through to the ground floor bathroom which is well equipped with a white suite comprising panelled bath with a shower mixer tap, pedestal wash hand basin and WC plus half height tiling to the walls.

A turning staircase from the inner hall has a half landing with window to the side leading you to the first floor where you will find three excellent bedrooms. Bedroom one runs full width of the property and benefits from fitted wardrobes running along one wall. Bedroom two is another double and has views over the rear garden and bedroom three has a range of fitted wardrobes with hanging space, shelving and fitted drawers.

Outside - To the rear of the property you will find the gardens are laid mainly to lawn with pretty planted borders and patio area. At the bottom of the garden is a vegetable area and an original brick built shed.

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

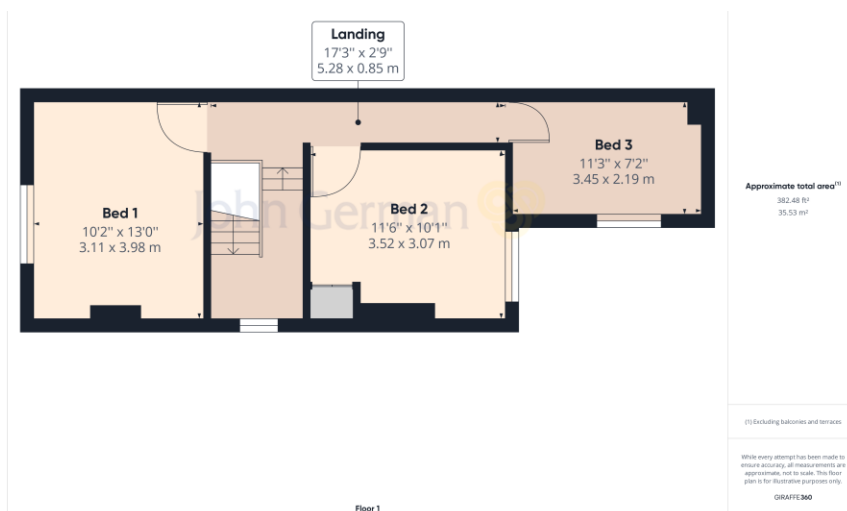
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites:

www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/09102023

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



John German 🏡





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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