

# Ferny Close

Overseal, Swadlincote, DE12 6NU



A delightful village home that is immaculately presently throughout, with off street parking and secure rear gardens. Set on a quiet street in a lovely estate which has its very own children's playground and in close proximity to all local amenities.

£220,000

John German 

This immaculate home was built by Cameron Homes and is located on the Acres estate in this ever popular village. 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.

As you enter the home into the main hallway, the downstairs cloakroom is on the right hand side. On your left is the well appointed kitchen with good storage options, worktops and a selection of in built appliances.

The spacious living/dining area is at the rear of the home that overlooks the garden and has double doored access leading out. It benefits from neutral décor and is carpeted.

The rear gardens are well maintained and consist of a paved patio area, lawn, storage shed and an additional seating area at the bottom of the garden.

The master suite is a generous size and benefits from built in wardrobes and has lovely natural light and neutral décor throughout. The secondary bedroom is also very generous and would easily take a double bed.

Both bedrooms are serviced by a lovely family bathroom which consists with a bath with an overhead shower, WC and sink.

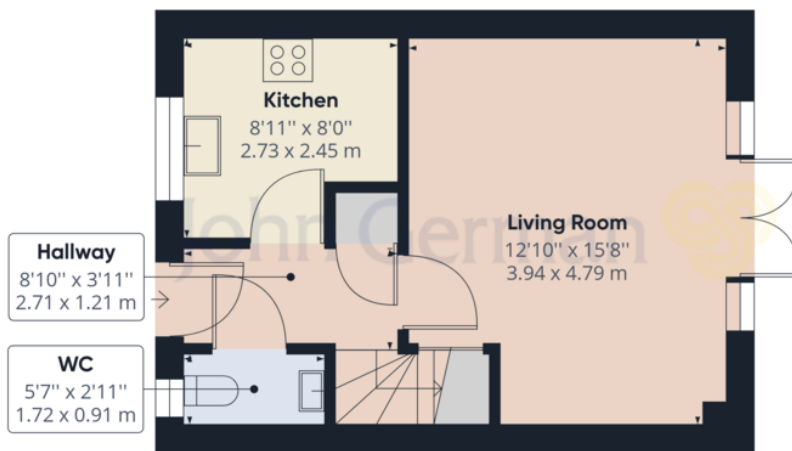
**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**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.

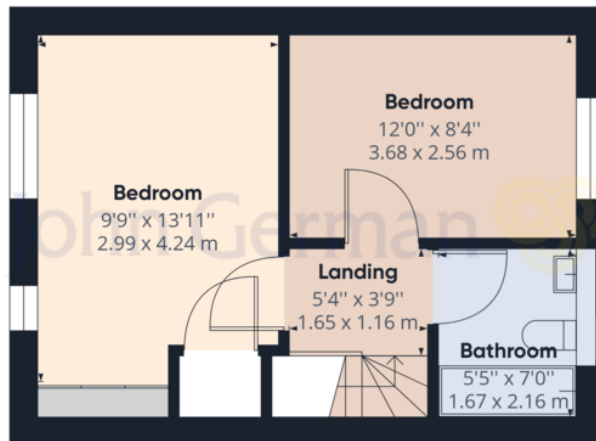
**Useful Websites:** [www.southderbyshire.gov.uk](http://www.southderbyshire.gov.uk)  
[www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/27102023

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



Ground Floor



Floor 1

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Approximate total area<sup>(1)</sup>

652.05 ft<sup>2</sup>  
60.58 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**John German**

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#### Agents' Notes

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#### 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.

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