

# Ferny Close

Overseal, Swadlincote, DE12 6NU



Built by Cameron Homes upon its New Acres development, you will find this lovely 4 bedroom, 2 bathroom home, a perfect family property. The vendor cherry picked the plot due to the large south facing garden to the rear and there is an open plan living dining kitchen at its heart.

No upward chain.

£365,000

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, coupled with the National Forest, Conkers, Moira Furnace and Hicks Lodge for families.

You start your visit to the home in the central hallway where there is a useful contemporary guest cloakroom and staircase rising to the first floor living space.

To your left, the heart of any home is the kitchen and this one does not disappoint, a real social space with room for both dining and sitting. The kitchen itself is fitted with a large array of contemporary units and integral appliances. Perfect for friends and family gatherings. Dual aspect windows and French doors flood the room with sunlight due to its southerly aspect.

Set within the kitchen is a utility with space for the usual appliances alongside a useful full height coat cupboard.

The lounge is an excellent through room with dual aspect windows and has French double doors leading out onto the southerly facing gardens.

Upstairs on the first floor, you will find there are four good sized bedrooms. The principal has the benefit of a contemporary en suite shower room and the other bedrooms share the use of a family bathroom, finished in white with attractive wall tiling.

Outside, the property has a driveway to the side providing plentiful off road parking and access to the garage. Side access leads to the rear and here you will find there is a patio area and extensive gardens, larger than average for a new build property. Laid mainly to lawn, enjoying great privacy and also as mentioned, a sunny southerly aspect.

**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.

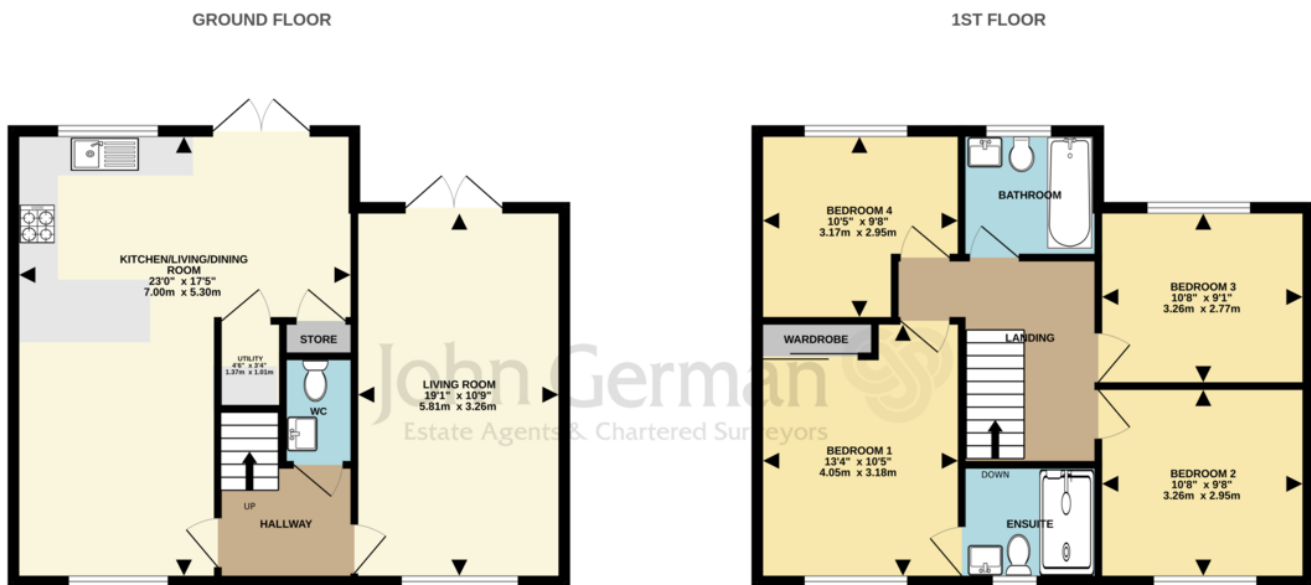
**Useful Websites:**

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

[www.southderbyshire.gov.uk](http://www.southderbyshire.gov.uk)

**Our Ref:** JGA/07112023

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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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