

Rosedene View

Overseal, Swadlincote, DE12 6LZ

John 
German






Rosedene View

Overseal, Swadlincote, DE12 6LZ

£450,000

A photograph of a living room. In the center is a grey leather sofa with two plaid cushions. To the left is a wooden coffee table with a green plant. To the right is a dark wood sideboard with books and a small statue. A large white door is on the right wall. The room has light wood flooring and several framed pictures on the wall.

A well presented four bedroom, two bathroom detached - the ultimate family home complete with multiple receptions rooms, spacious bedrooms, large double garage and located on a private driveway.

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 a village 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 pull up to the home you will see the large double garage and driveway. Through the front door you are into the main hallway. The office is at the front of the home, a multi purpose room but ideally suits someone working from home.

The impressive dining kitchen is very generous, has masses of storage with both overhead and under counter cupboards, wooden benchtops and an array of appliances including a dishwasher, free standing oven and extractor. This room is big enough to have a large dining table so it is a great space to entertain. The utility room is located behind the kitchen and has additional storage and room for appliances.

The main lounge room is located at the rear of the home, this room has access to the garden through double doors, and benefits from neutral décor and a feature fireplace.

The separate dining room is also at the rear of the home and has laminate flooring and double doors to the garden.

There is also a conveniently located cloakroom downstairs next to the dining room.

The rear garden backs onto some woodland and consists of a paved patio area with lawn beyond and planted display borders.

The first floor consists of three secondary bedrooms, the family bathroom and master suite.

The master bedroom is a generous size, with neutral décor and carpets and views over the rear gardens and woodland. The contemporary en suite has a double vanity sink, large shower, WC and heated towel rail.

The largest of the secondary bedrooms is a similar size to the master, this room has great built in wardrobes and neutral carpet and décor. The two smaller secondary bedrooms would make great children's rooms or another home office. Both are attractively decorated and are carpeted.

The secondary bedrooms are serviced by a family shower room, this consists of a large walk in shower, vanity sink with storage and WC.

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.

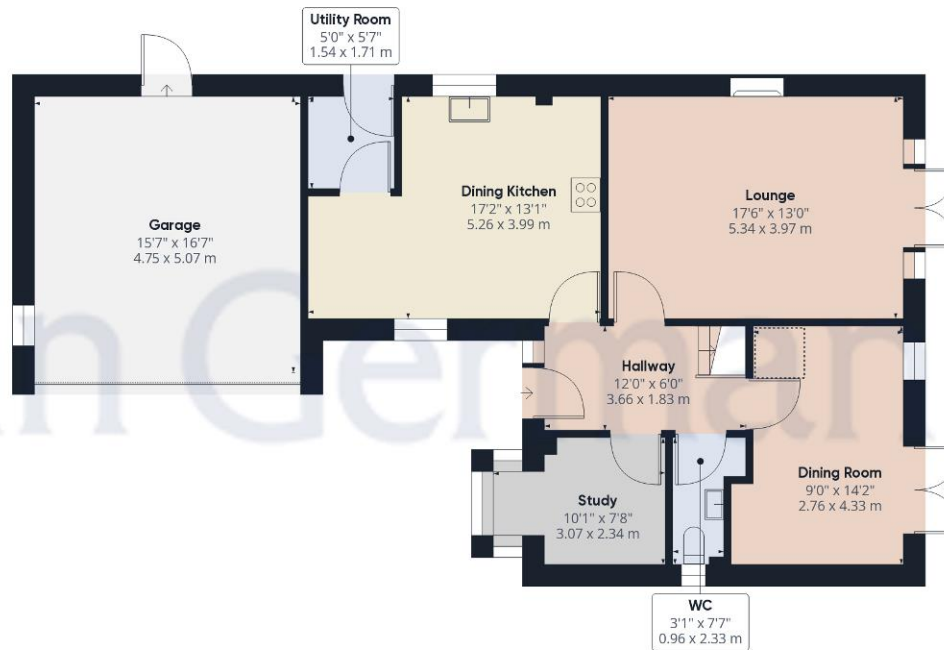
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/20112023

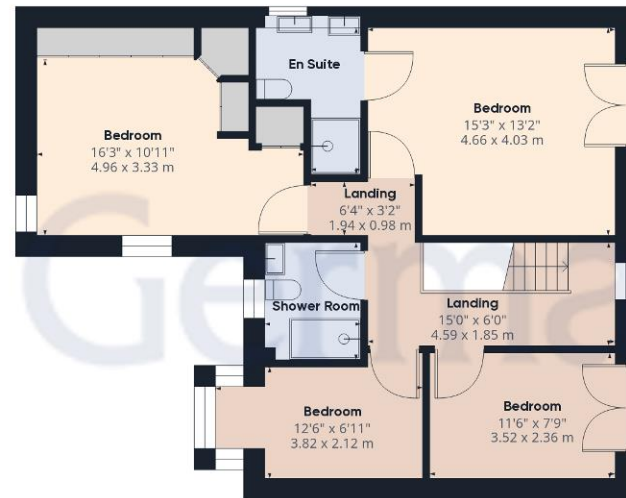
Local Authority/Tax Band: South Derbyshire District Council / Tax Band E







Ground Floor



Floor 1

Approximate total area⁰⁾

1778.12 ft²

165.19 m²

Reduced headroom

8.83 ft²

0.82 m²

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.

GIRAFFE360



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 | | 83 B |
| 69-80 | C | 74 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



John German

129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW

01283 512244

burton@johngerman.co.uk

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



