

# Oversetts Road

Newhall, Swadlincote, DE11 0SJ



This beautiful three bedroom detached character home is jam packed full of features including three spacious bedrooms, multiple reception rooms, off road parking and a secure garden. The property is well located close to local schools, shops, parks and eateries.

£260,000

John German 

As you approach the front of the home you enter through a gated front garden. Into the main entrance hall, there is a central staircase and the first room on the right is the lounge which benefits from a feature fireplace, neutral décor and carpeted flooring.

To the left you have an extra-large kitchen/dining room. This spacious room is the hub of the home making it a great place to entertain, easily holding an 8/10 seater dining table. The kitchen itself benefits from both overhead and under counter cupboards, a huge free-standing oven/hob and has ample bench space.

There is a second lounge/snug at the rear of the home that has direct access to the garden. This lovely room would make a great home office or playroom. It benefits from neutral décor, carpeted flooring and has lovely natural light.

The first floor consists of three very spacious bedrooms and family bathroom. The master bedroom has great in built storage with neutral décor and carpeted flooring. The second and third bedrooms are both easily double rooms, one is carpeted and the other has wood floors.

The family bathroom is absolutely huge, it has a four piece suite including a modern shower, bath, sink, WC and also has feature wallpaper and built in storage.

The low maintenance rear gardens consist of a large paved patio area, garden beds and astroturf.

**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.

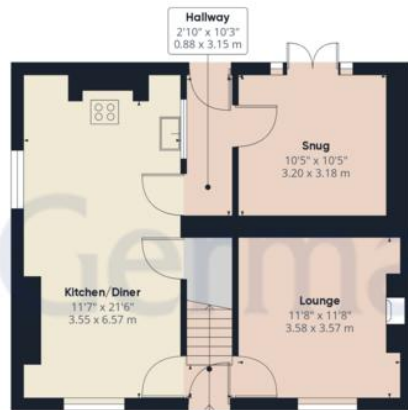
**Useful Websites:**

[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/29112023

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



Ground Floor



Floor 1

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Approximate total area<sup>®</sup>  
1142.7 ft<sup>2</sup>  
106.16 m<sup>2</sup>

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		
81-91	B		86 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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#### Agents' Notes

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