

Moira Road

Overseal, Swadlincote, DE12 6JD

John 
German





Moira Road

Overseal, Swadlincote, DE12 6JD

Offers Over £825,000



This bespoke built deluxe three bedroom detached home is a true one off. No expense has been spared from marble floors, air conditioning, unique Charles Yorke kitchen, granite driveway and much more. The property is ideally located close to local schools, eateries and nature walks.

As you pull up to the home you will notice the dual access driveway with electric gates and enough parking for at least five/six cars. The façade is stunning and you can see the quality from the very front.

The property features many high specifications and high quality fittings including marble floors, beautiful carpets, underfloor heating, Sono speakers, Calipsul lighting, air conditioning in the bedrooms, CCTV, Red Care alarm and all of the woodwork including the staircase, skirting boards, door frames and doors are all solid oak.

Through the main double doors, you come into the grand entrance hall with feature chandelier and secondary lighting. Off the hall is a cloakroom with a vanity sink, WC and floor to ceiling tiles.

The open plan living/dining room is located on the left hand side. This huge space features marble tiling, plush curtains and blinds, media wall with feature fireplace and built in speakers.

The beautiful kitchen and formal dining room is to the right hand side, constructed by Charles Yorke using solid oak with granite worktops and a selection of quality integrated appliances including a huge free standing oven/hob, steam oven, microwave, wine fridge, coffee machine and dishwasher.

There is a separate utility room to the rear of the kitchen, with great storage and again has stone worktops and a large sink.

The formal dining room is next to the kitchen featuring downlights and multiple windows, this is a great space for entertaining.

Climb the feature timber staircase to the first floor where you will find the master suite, two further bedrooms and family bathroom. All the bedrooms have air conditioning.

The family bathroom is at the top of the stairs and acts as an en suite to one of the bedrooms. It is of exceptional quality with floor to ceiling tiles, built in WC, vanity sink with storage, heated towel rail and large walk in shower.

The master suite has the feeling of being in a hotel, with fantastic natural light from the dual aspect windows and the benefit of its own separate dressing room which is fitted out with quality draws, wardrobes and a dressing table. The bedroom itself can easily find a king size bed, has further fitted storage and double doors to a Juliet balcony. The en suite features a modern free standing bath, large walk in shower, heated towel rail, built in storage and a large double vanity with storage. There is also feature tiling.

The second bedroom is incredibly spacious, the first part can be used as a sitting room, and benefits from a range of built in storage with neutral décor and fantastic natural light from multiple windows. The third bedroom is again a double room and features neutral décor and carpets.

The basement is enormous and has been converted into the ultimate man cave/entertainment room. It is split up into multiple zones, including a gym with mirrored walls, a fully equipped bar with built in storage and seating, games area and a fantastic SIM2 home cinema. No expense has been spared in this area.

The rear garden is accessed from the utility room and features multiple patio areas and a large lawn area.

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
www.southderbyshire.gov.uk

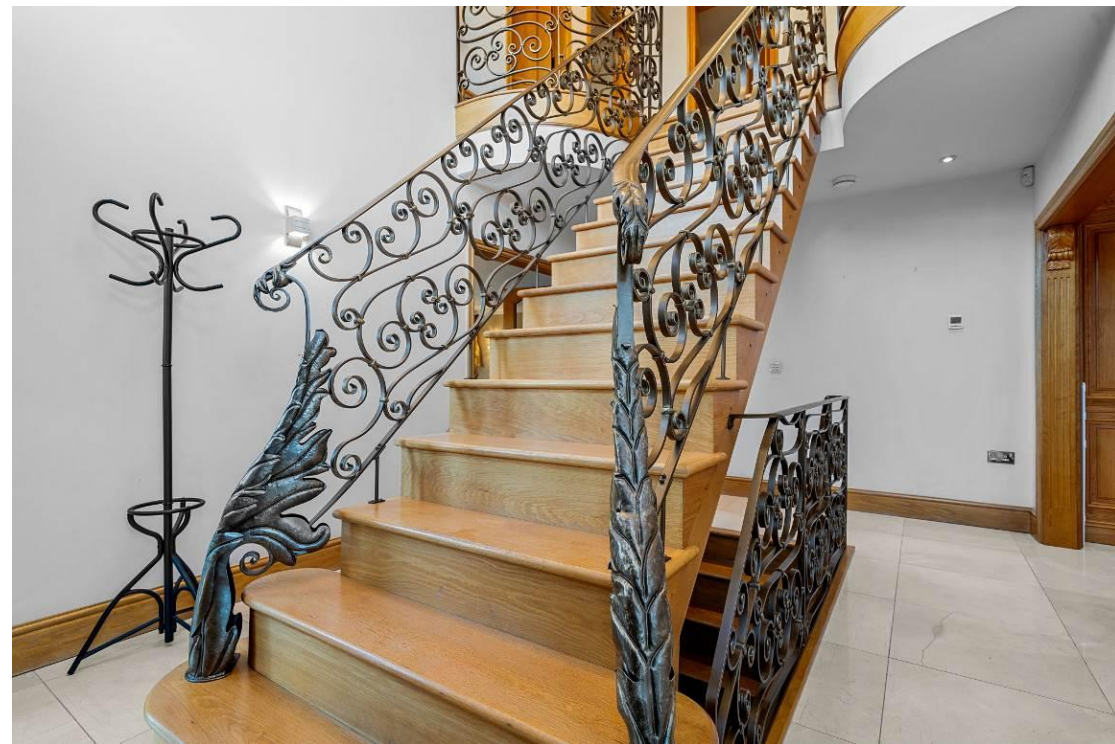
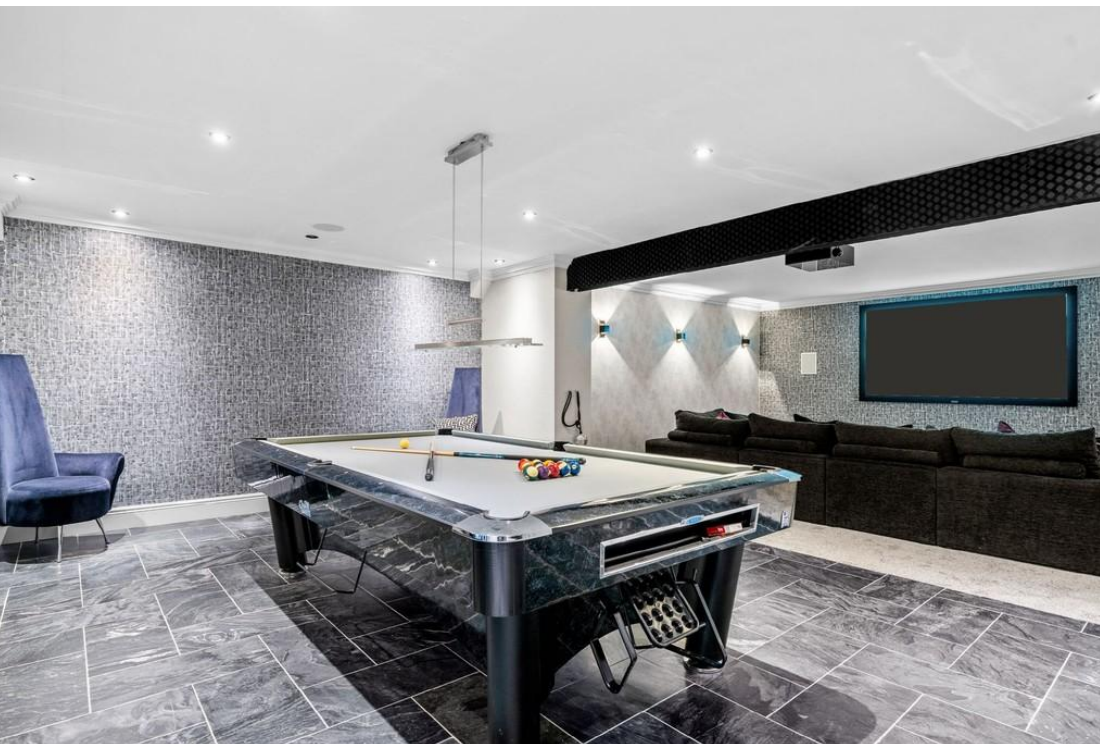
Our Ref: JGA/01122023

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

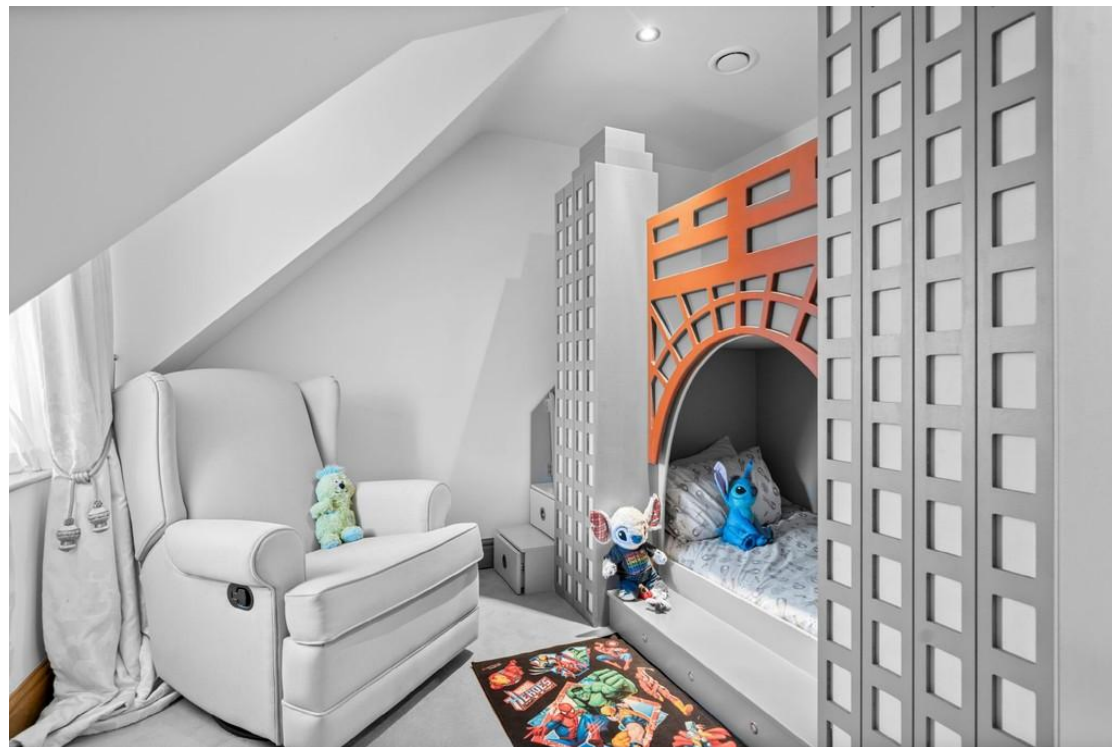
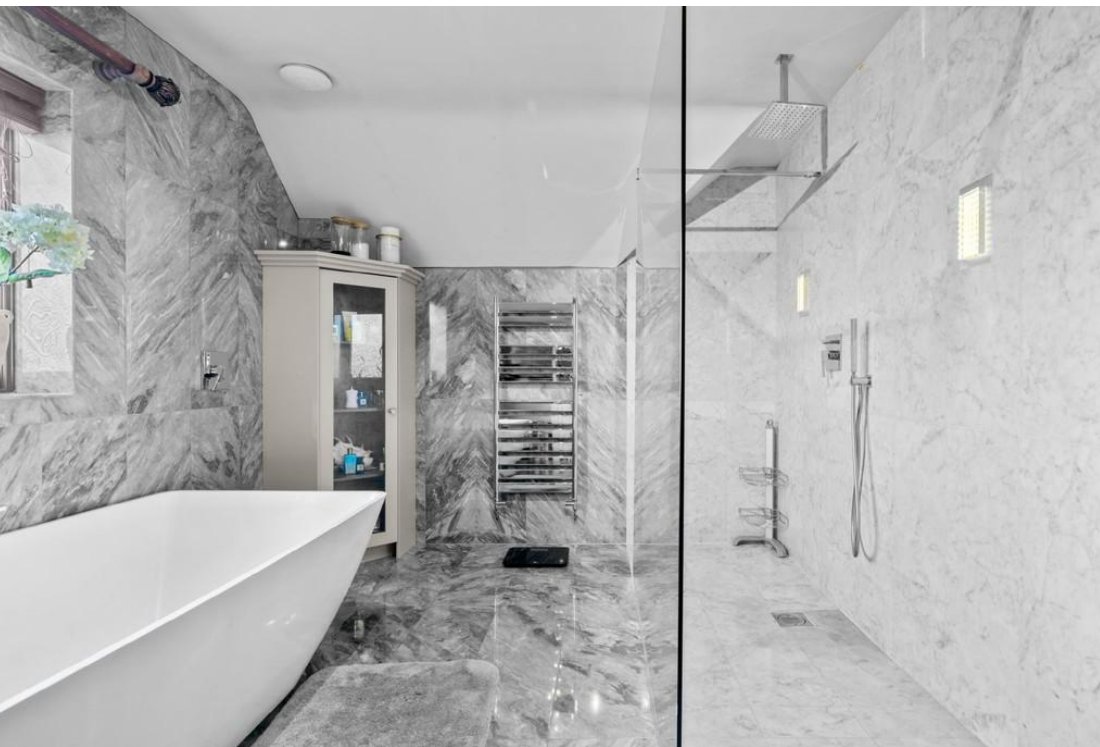










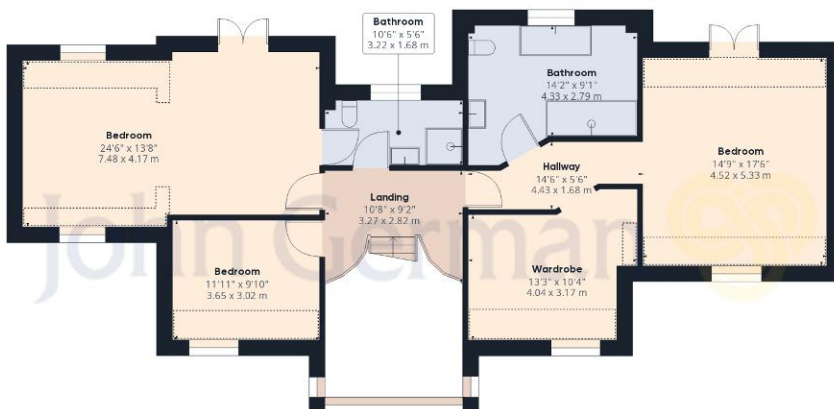




Floor -1



Ground Floor



Floor 1

Approximate total area¹⁾

3863.14 ft²

358.9 m²

Reduced headroom

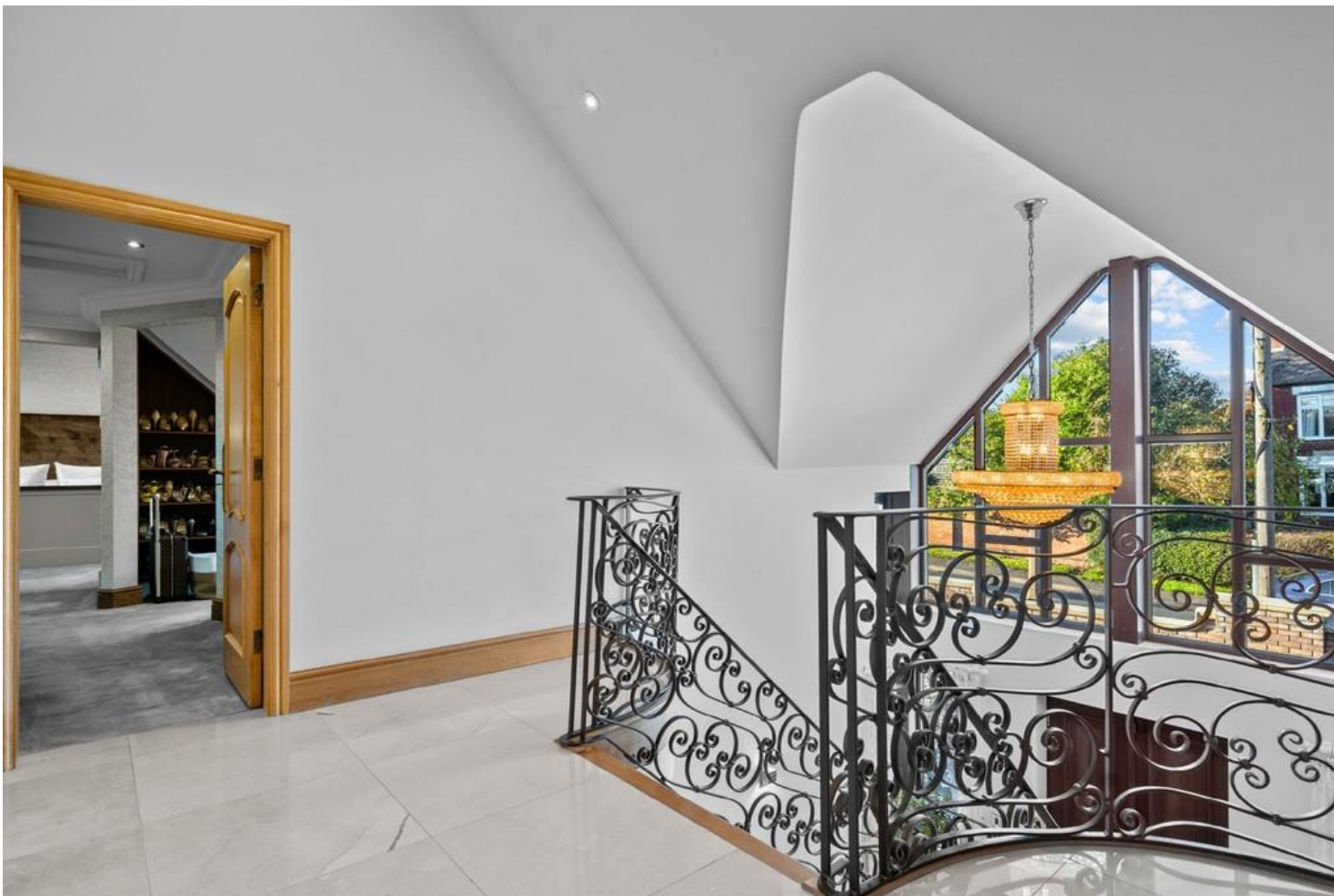
191.24 ft²

17.77 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.



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		
69-80	C		
55-68	D	62 D	67 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



