



Forest View
Overseal
DE12 6GZ

£367,500

Occupying a GREAT POSITION within this quiet cul de sac in the heart of the NATIONAL FOREST, this stylish 4 bedroom, 2 bathroom detached family home enjoys a HIGH SPECIFICATION FINISH, with 3 reception rooms including CONSERVATORY, fitted kitchen, SOUTH FACING rear garden & PLENTY OF PARKING..



Property Features

- Detached Home
- High Specification
- Stylish Finish
- Spacious Interior
- Single Garage
- 4 Bedrooms
- 2 Bathrooms
- Fitted Kitchen
- 3 Reception rooms
- Ample Parking

Full Description

Occupying a quiet cul de sac position within this popular development, this is a great opportunity to acquire a very well presented, high specification 4 bedroom, detached family home that has been carefully improved and adapted creating a stylish contemporary finish with a delightful south facing rear garden.

With a spacious interior the property also enjoys a highly efficient gas fired central heating system, UPVC windows and doors throughout, ensuring a highly efficient EPC rating of C.

The deep welcoming entrance hall greets you as you enter, cloakroom/wc, lounge with feature fireplace, separate dining room with access into the UPVC glazed conservatory which overlooks the rear garden. The fitted kitchen is superbly equipped with a comprehensive range of units including,

induction hob, integrated fridge with 2 freezers, dishwasher, microwave and coffee machine, the utility room has been skilfully adapted from the single garage, creating additional space.

On the first floor are four good sized bedrooms including the main bedroom with built in wardrobes and luxury en-suite, with the re-fitted family bathroom completing the first floor. Externally the property enjoys a large driveway with ample parking and access to the single integral garage. The south facing rear garden, is an absolute suntrap with two patio areas, good sized lawn and garden shed.

Overseal village is located in the parish of South Derbyshire, within the Heart of the National Forest and is situated approximately 3 miles south of Swadlincote and 4.5 miles west of Ashby de la Zouch. The village is located on the A444 with road links to Burton upon Trent and the A42/M42 junction with Tamworth & Birmingham within 45 minutes' drive.

With a host of local amenities including the highly regarded Overseal Primary School, Village Church, local shops and of course being within the National Forest, the visitor centre at conkers is 5 minutes drive along with Moira Furnace and Hicks Lodge.

TENURE The property is Freehold

COUNCIL TAX The property is in Band D

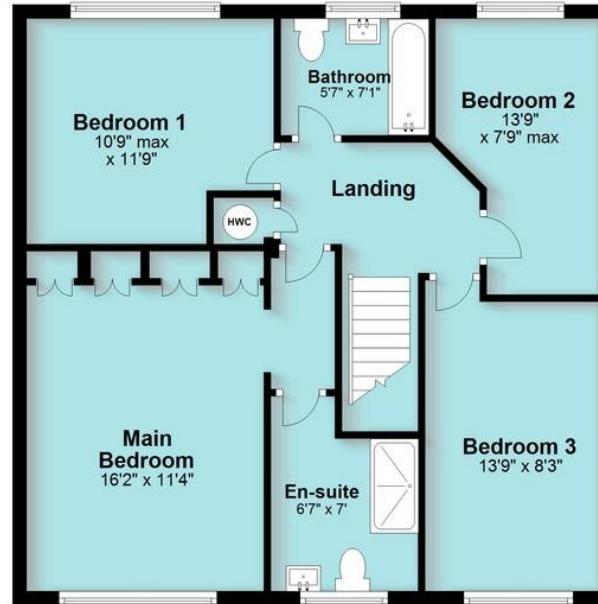




Ground Floor



First Floor



Total area: approx. 1548.9 sq. feet



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements