

45d Forest View

Overseal, Swadlincote, DE12 6GZ



Beautiful brand new home set in the heart of this National Forest village, tucked away in a cul de sac location. It offers space, style & an excellent finish. There are sunny southerly gardens, open plan kitchen/diner, large lounge & a master bedroom with en suite shower room.

LABC WARRANTY. NO CHAIN.

£240,000



John German

Built by a respected local developer, Miller and Watson, this wonderful home is one not to miss out on. It is set in the heart of the National Forest in the popular village of Overseal, surrounded by country walks. The home benefits from no upward chain, LABC warranty and quiet cul de sac location. It would suit a variety of purchasers from first time buyers, families, downsizers or buy to let investors.

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.

This brand new semi detached home lies at the head of a shared private courtyard drive, it benefits from two designated block paved parking spaces. Behind the black contemporary entrance door lies a welcoming reception hallway with stairs leading off. To your right is a ground floor guest cloakroom finished in white, whilst to your left, you will step into a generous sized lounge with front aspect window and useful understairs storage cupboard.

Running full width of the rear of the house and overlooking the garden, is a lovely open plan kitchen/dining room. There is ample room for a family dining table and the kitchen is well equipped, boasting a wide range of fitted cabinets along three sides with complimentary marble effect countertops and built in appliances. French doors take you out onto the patio area and the sunny southerly lawned garden beyond.

Return to the hallway and upstairs to the first floor is a landing with useful storage cupboard. Arranged around are three bedrooms and a family bathroom. The master bedroom has built in double wardrobes and the benefit

of a private en suite shower room. Bedrooms two and three overlook the rear garden and the family bathroom is a contemporary affair finished in white. Outside, the property is set on a small bespoke development of just four properties and is approached over a shared block paved courtyard with two designated parking bays for off road parking.

Agents note: Some of the internal photos have been virtually staged.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Brick

Parking: Two designated parking spaces

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas central heating

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Cable-See Ofcom link for speed:

<https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

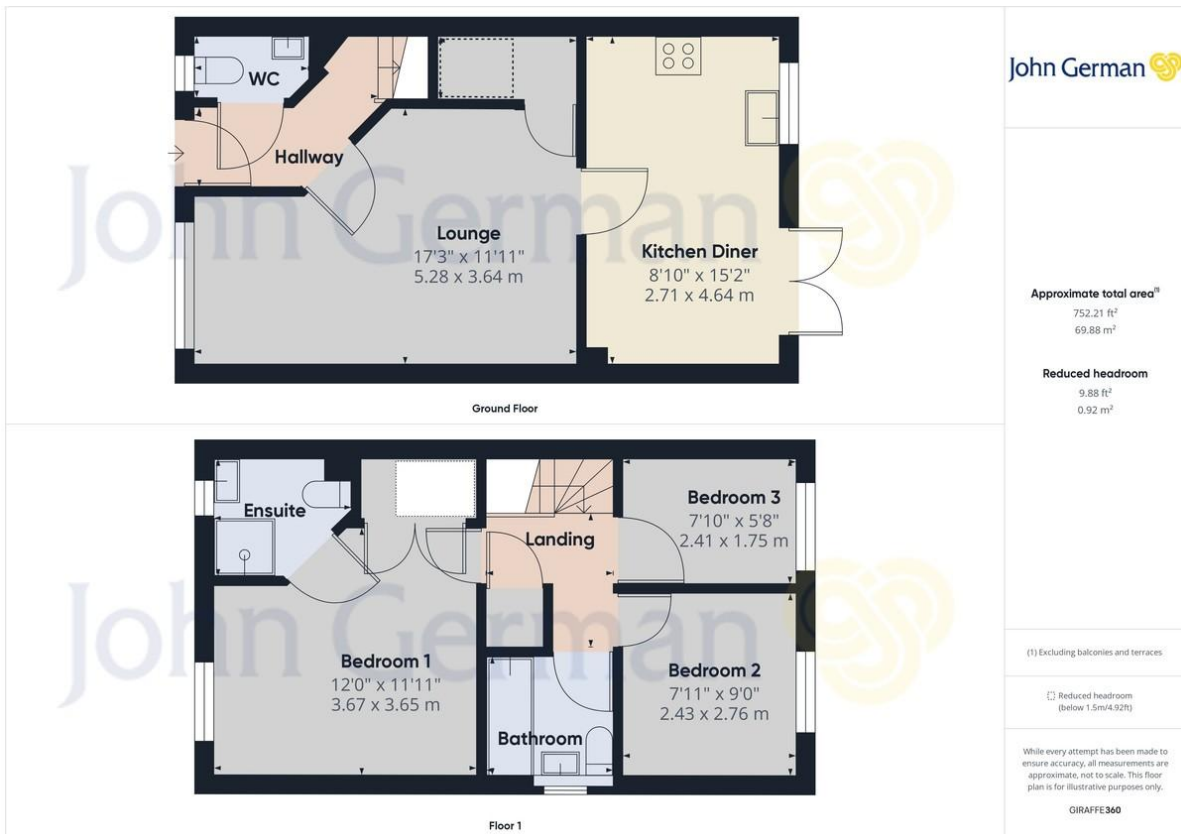
Local Authority/Tax Band: South Derbyshire District Council / Tax Band TBC

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

www.southderbyshire.gov.uk

Our Ref: JGA/30012024

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Score	Energy rating	Current	Potential
92+	A		96 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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Agents' Notes

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