

# Woodville Road

Overseal, Swadlincote, DE12 6LX

John German










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£350,000

An aerial photograph of a large, two-story brick house with a dark grey tiled roof. The house is situated on a long, narrow plot of land. To the left, there is a paved driveway with a blue car and a red car parked. A large hot tub is visible in the foreground on the left. The garden is well-maintained with a green lawn, a paved path, and various plants and shrubs. In the background, there are rolling green fields and a line of trees under a blue sky with scattered clouds. The property is enclosed by a wooden fence, and there are several outbuildings and sheds scattered throughout the garden.

**Fabulously extended and deceptively sized family home with long garden having field views to the rear. The property extends to over 1650 sq.ft and offers a breakfast kitchen, garden room, sitting room, family bathroom, 3 good sized bedrooms & a fab attic room plus a feature carport and drive leading to the large garage.**



Early viewing is a must to appreciate this extended family home. Behind its unassuming yet attractive frontage lies a versatile and great sized property of over 1650 sq.ft with long gardens to the rear. A feature large carport provides sheltered parking with an oversized garage beyond having twin electric roller doors allowing direct access to a private secure drive set in the garden.

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. The National Forest, Conkers, Moira Furnace and Hicks Lodge are all places ideal for families.

**Accommodation** - An entrance door lies beneath the carport which opens into the reception hall with stairs leading off. The breakfast kitchen enjoys views of the front aspect and has base and wall mounted cabinets wrapping around two sides of the room. There are spaces for a cooker, washing machine and fridge freezer plus ample space for a family dining table.

Next is the sitting room which has laminate flooring and at the focal point is a wood burning stove set in the chimney breast recess. This room is open plan through to the adjacent garden room which too has laminate flooring, dual aspect windows and takes full advantage of the views over the rear garden via the French double doors which open out to the extensive patio area.

On the first floor a large landing provides access to three great sized bedrooms (master with fitted wardrobes), two of which have views over countryside to the rear and there is a fully tiled family bathroom that is well equipped with a bath, feature wash hand basin in vanity unit with pelmet lighting and storage cabinets to the sides and below. There is also a separate shower cubicle and panelled bath.

Off the landing a further staircase continues up to the fabulous attic room which has twin skylights with views over the gardens and countryside beyond. This room is a versatile space.

**Outside** - As previously mentioned the driveway has a carport to the front plus there is that oversized garage providing further parking alongside vehicular access directly through into the secure rear garden which has a paved patio area with long shaped lawn beyond having abundantly stocked mature planted display borders. At the top of the garden is a productive garden alongside a deck and paved area.

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

**Property construction:** Brick      **Parking:** Drive & garage      **Electricity supply:** Mains

**Water supply:** Mains      **Sewerage:** Mains      **Heating:** Gas

**Coalfield or mining area:** Ex mining area

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

**Broadband type:** Fibre - 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 C

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

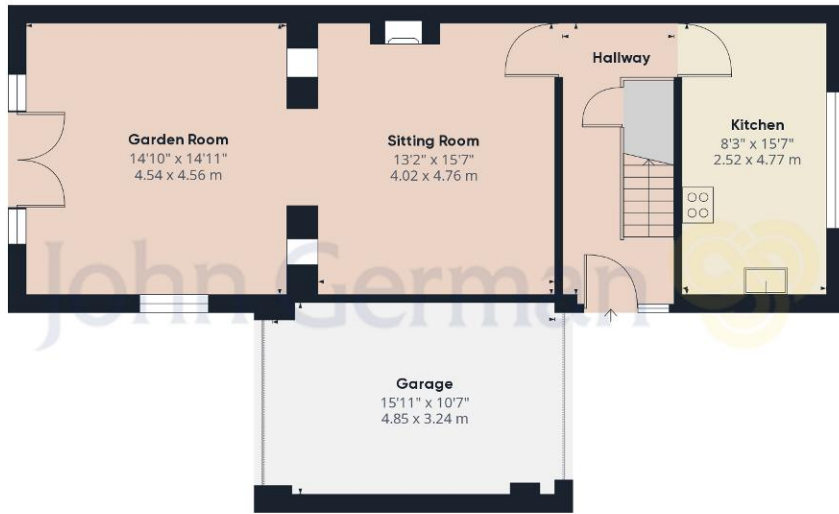
**Our Ref:** JGA/18062024

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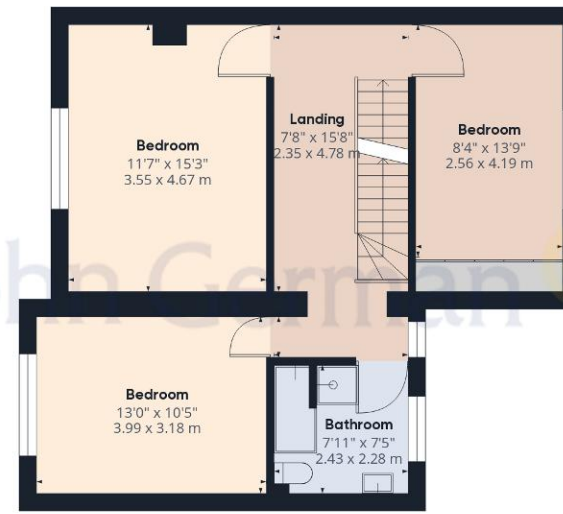








Ground Floor Building 1



Floor 1 Building 1



Floor 3 Building 1



Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**

1779.25 ft<sup>2</sup>  
165.3 m<sup>2</sup>

**Reduced headroom**

33.18 ft<sup>2</sup>  
3.08 m<sup>2</sup>

(1) 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.

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### Agents' Notes

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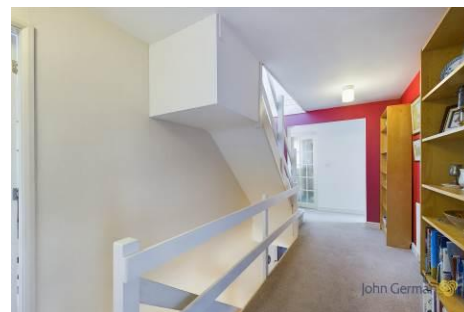
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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