

Ferny Close

Overseal, Swadlincote, DE12 6NU



Fabulous modern village located semi detached home, set on the edge of a sought after new development. It offers through hallway, attractive fitted kitchen, guest cloaks and a rear facing spacious lounge/dining room with French doors. Upstairs are two good double bedrooms and a contemporary bathroom.

£230,000



John German 

This wonderful semi detached property built by Cameron Homes is set upon their flagship Acres development, on the edge of the popular village of Overseal. 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.

The property sits back behind a double width driveway providing off road parking for two cars. Entrance door takes you into a welcoming through reception hallway with staircase leading off. To your left is a modern guest cloakroom. There is a useful storage cupboard, and to your right is a very well appointed kitchen with tiled floor, base and wall mounted cabinets wrapping around three sides of the room, complementary work surfaces incorporating 1 and 1/2 bowl stainless steel sink with mixer tap, stainless steel gas hob with stainless steel splashback and extractor hood above and oven set beneath. There is space for a washing machine, dishwasher and fridge freezer and a front window which has a pleasant aspect to the fore. A beautifully proportioned living room lies to the rear of the property, which has dual aspect picture windows overlooking the rear landscaped garden, and French double doors taking you out onto the patio area. There is space for a dining table and there is a useful understairs storage cupboard.

Upstairs, leading off the landing you will find there are two excellent sized double bedrooms. Particular attention should be drawn to the principal bedroom which runs full width of the property and has two front facing uPVC double glazed windows, and the benefit of a built-in double wardrobe with sliding mirrored doors set adjacent to a very useful over stairs storage cupboard. Bedroom two is also a double, and this overlooks the garden to the rear. The family bathroom has a contemporary suite finished in white and comprises panelled bath with glazed shower screen and shower mixer tap, pedestal wash hand basin, close coupled WC and contemporary tiling to the

walls and floor.

Outside, gated side access leads you to the rear of the property and here you will find that the current owners have beautifully landscaped the gardens with a large full width paved patio area that steps onto large lawns with a raised timber decked patio set at the top of the garden. There are planted borders running along one side of the property.

Agents note: There is a green space charge of approximately £200 per year.

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

Please note: The property benefits from a hard wired house alarm fitted by the developers.

Property construction: Standard

Parking: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(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 B

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

Our Ref: JGA04112024

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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 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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