

# Main Street

Netherseal, Swadlincote, DE12 8DA

John German









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£485,000

Bungalows of this calibre are rarely available on the market. The current owners have thoughtfully extended, enhanced and modernised number 64, transforming it into a stunning home inside and out, offering versatile single storey living. This property is ideal for families or those looking to downsize without sacrificing space or comfort.



#### Location – The charming village of Netherseal

Nestled in the picturesque South Derbyshire countryside, the village of Netherseal boasts a strong sense of community, excellent local amenities and beautiful natural surroundings. The residents enjoy access to a village store, hall, sports club, tennis club and an extensive country public footpath network. The village is also home to an Ofsted rated 'Good' primary school. The village offers the perfect balance of peaceful village life with the convenience of connectivity with the nearby M42 and A444.

#### Stylish and spacious living accommodation

Upon entering through a contemporary front door, you are welcomed into an impressive open plan living, dining and kitchen space spanning over 30 feet. Designed for modern living and socialising, this area features a sleek white, high gloss kitchen with ample storage, integrated appliances and a generous breakfast bar. There is plenty of room for a dining table whilst the adjacent living area is spacious and inviting. A connecting door leads to an incredible reception room with a stunning lantern roof. This versatile space can be subdivided to create additional bedrooms or adapted for a wheelchair user needing that extra room to move. With its own entrance from the covered carport and French doors opening out onto the fabulous, covered patio, this room seamlessly blends indoor and outdoor living.

#### Bedroom wing and bathrooms

A stylish barn style sliding door from the kitchen leads to the bedroom accommodation wing where three well proportioned bedrooms can be found. Alternatively, the rear lounge could be utilised as a fourth bedroom creating a luxurious master suite, but as it stands, this room is a fantastic garden room with views over the garden and French double doors allowing access out onto the garden itself. The bungalow boasts two modern well appointed bathrooms. The first features a large corner quadrant shower with electric shower above, vanity unit with ample storage, a concealed cistern WC, full height tiling and a ladder style heated radiator. The second is equally impressive, offering an oversized double shower with a period style rainfall head and dual spray functions, a contemporary concealed cistern WC, a stylish vanity basin with seamless countertop, there is full height tiling, and a tall ladder style radiator completes the space.

#### Stunning outdoor spaces

French double doors lead to a fabulous, covered patio seating area where steps descend to two lawned areas with a central pathway which guides you to a beautifully designed Japanese inspired garden with a further patio area and a wonderful summer house, perfect for enjoying the evening sun. Additionally, the garden features a uPVC double glazed and brick built garden room/potting shed and a further door provides access to the garage, ensuring convenience and practicality. The home has ample parking with extensive drive and covered carport leading to the garage with electric roller entrance door.

Number 64 is a truly unique bungalow offering an outstanding blend of modern living, versatile spaces and beautiful surroundings with high spec finishes, well thought out design and an enviable location. This home is ready to welcome its next owners.

**Agents note:** There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request. There is no mains gas.

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

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard. **Parking:** Drive.

**Electricity supply:** Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Oil.

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

**Broadband type:** 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 E

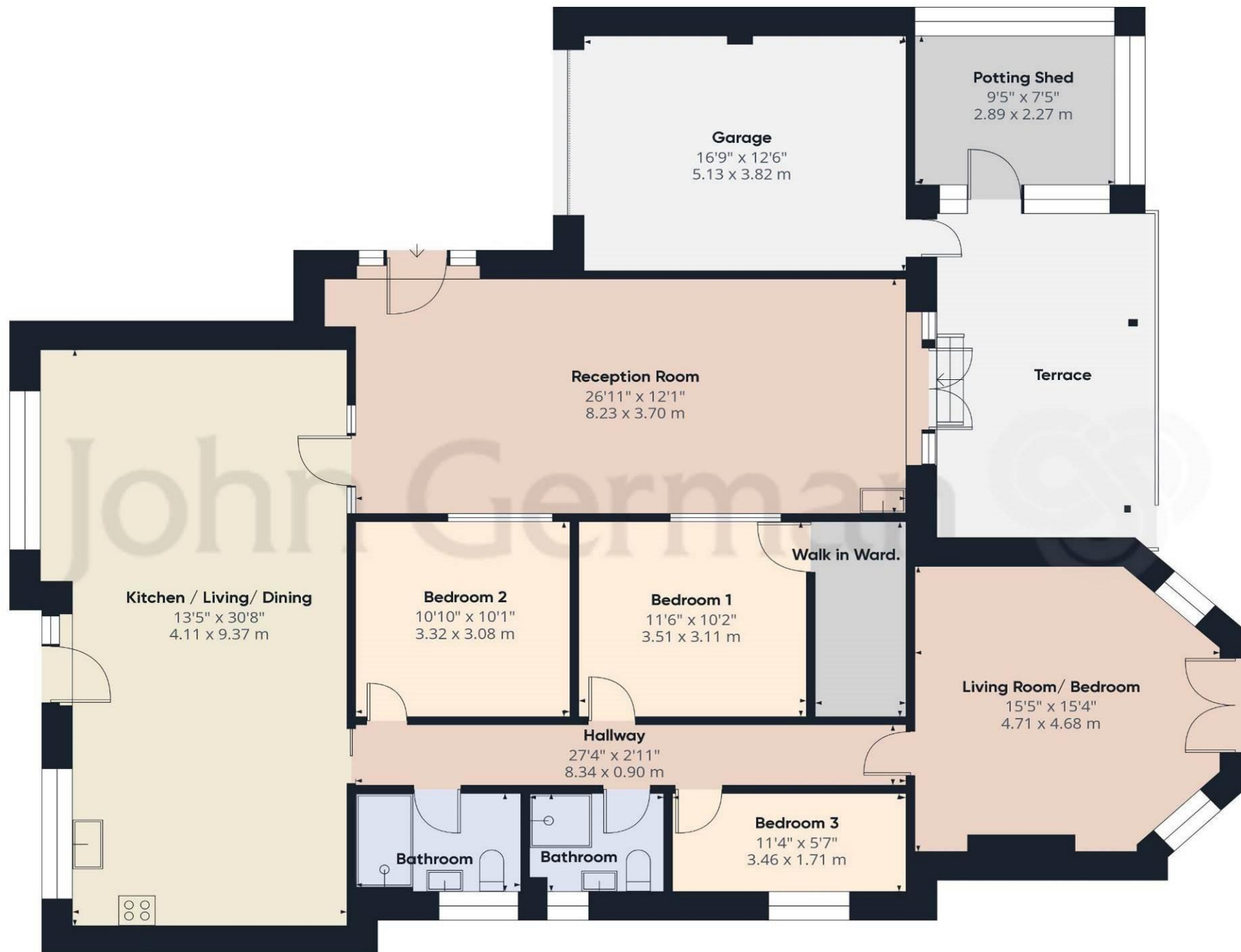
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/07022025









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

1781.76 ft<sup>2</sup>

165.53 m<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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### Agents' Notes

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### 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.

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The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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