

Coopers Close

Acresford, Swadlincote, DE12 8AX

John
German





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£485,000

Nestled within the peaceful hamlet of Acresford, this attractive detached four-bedroom family home enjoys a quiet cul-de-sac position backing directly onto woodland and a picturesque brook. Designed for modern family living and entertaining, the property combines generous proportions, elegant interiors, and beautifully landscaped gardens with multiple outdoor living spaces.



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Ground Floor: A welcoming central hallway with a feature balustrade staircase sets the tone, leading to the home's bright and versatile ground-floor spaces. The dual-aspect living room is a wonderful through-lounge, featuring a wide bay window to the front and sliding patio doors opening onto the landscaped rear garden. A contemporary fireplace has an inset wood-burning stove creates a warm focal point, while the open layout flows seamlessly to the garden terrace and glazed canopy veranda-perfect for year-round entertaining. Double doors from the hallway connect to the formal dining room, which also enjoys direct access to the veranda via French doors. Across the hall lies a study/family room, ideal for those working from home or seeking an additional reception space. The breakfast kitchen is fitted with a range of cabinets wrapping around three sides, complete with a breakfast bar, roll-top work surfaces, induction hob with extractor, and eye-level oven. A utility room offers additional appliance space and side access. There's potential subject to the necessary consents to open through into the dining area, creating an impressive open-plan kitchen-living space. A guest cloakroom completes the ground floor.

First Floor: The returning staircase leads to a galleried landing where all four bedrooms can be found, each with built-in wardrobes and three of which are able to accommodate a double bed. To the rear, bedrooms enjoy beautiful views over the gardens, brook, and woodland beyond. The principal suite features fitted wardrobes, bespoke bedroom furniture, and a luxury refitted ensuite finished in natural travertine stone with a floating vanity unit, WC, and walk-in rainfall shower. The family bathroom is stylishly appointed with a shaped white bath and shower over, wash basin with storage, and concealed-cistern WC.

Outside: Set back within a close, the property offers ample driveway parking and a detached double garage. The garage has been part-converted to provide a rear playroom/hobby space while retaining front storage and can easily be reinstated to full use if desired. To the rear, the extensive landscaped garden is a true highlight-designed for relaxation and entertaining with a series of paved and composite-decked patio areas positioned to catch the sun throughout the day. The main terrace sits beneath a contemporary glazed veranda, creating a seamless indoor-outdoor living experience. The garden enjoys direct woodland views and the tranquil sound of the brook that runs along the rear boundary-an idyllic, private setting.

Acresford is a small and peaceful hamlet set amidst open countryside on the Derbyshire-Leicestershire border, close to the popular village of Overseal. Known for its rural charm and sense of community, the area offers easy access to beautiful woodland walks, bridleways, and nature trails, including the nearby National Forest. Overseal provides a good range of local amenities including a village school, shop, post office, and pub, while the market towns of Ashby-de-la-Zouch and Swadlincote are just a short drive away, offering excellent shopping, dining, and leisure facilities. Ideal for commuters, Acresford enjoys convenient links via the A444, A511, and M42, providing easy access to Ashby de la Zouch, Derby, Leicester, Nottingham, Burton upon Trent, Tamworth, and Birmingham. It's the perfect blend of quiet countryside living with modern connectivity and convenience.

It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request.

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:** Driveway **Electricity supply:** Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Oil fired central heating (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: North West Leicestershire / Tax Band F

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

Our Ref: JGA14102025

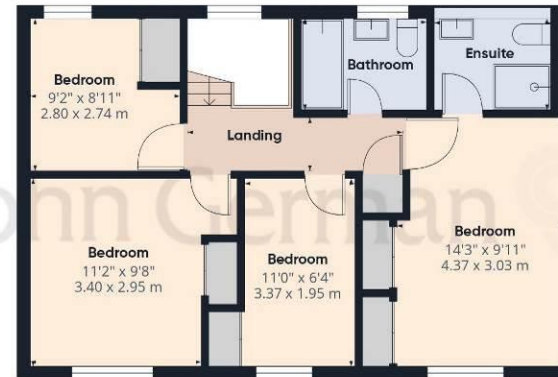
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1596 ft²

148.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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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.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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