

Valley Road

Overseal, Swadlincote, DE12 6NL



Gorgeous character, Victorian semi-detached two bedroomed home, built in 1865, beautifully appointed and sitting close to countryside walks, having a tiled hallway, cosy sitting room with log burner, contemporary breakfast kitchen, utility, and a stunning luxury family bathroom with shower. Additionally, there is benefit of a garage and ample off-road parking. Viewing is a must.

£200,000



John German

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.

Set beneath a canopy porch, a panelled door opens into a beautifully tiled through-reception hallway with stairs leading off and on your right is a gorgeous sitting room with a log burning stove within the fireplace, being the focal point.

The fitted breakfast kitchen is contemporary, offering extensive, high gloss cabinets running along two walls with complimentary Quartz effect countertops and breakfast bar. There is an integral electric hob with an extractor hood above and oven beneath, alongside space for a dishwasher, washing machine and an American style fridge-freezer. The rear utility has rolltop worksurfaces and space for a tumble dryer, and doors out the garden and the garage, making an ideal boot room for after a long countryside walk.

Ascend the stairs to the first floor and leading off the dual aspect landing with high vaulted ceiling, you will find two lovely bedrooms and a stunning luxury bathroom. The bathroom is well appointed with a contemporary bath, WC, vanity unit with wash hand bowl, chrome radiator, complimentary wall and floor tiling, and a large walk-in shower with dual shower heads.

Outside, the property sits back from the road behind a tarmac drive, providing off-road parking and access to the single garage. Gated side access leads round to the rear garden which is laid mainly to lawn and has the benefit of a character brick and tile built storage outbuilding.

Agents Notes: the property has approved planning permission for a two storey extension, to extend to a three bedroom property.

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

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.environment-agency.co.uk

Our Ref: JGA/20112020

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







Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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