

Ferny Close

Overseal, Swadlincote, DE12 6NU

John German



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£270,000

This modern semi detached home offers an ideal home for a first time buyer or family buyer with lots of features, including a spacious lounge, large kitchen/diner opening out to garden, three bedrooms including master with wardrobes and an ensuite, garden and drive.



Situated on a lovely modern development on the edge of the village of Overseal, this property offers a fab energy efficient modern home, perfectly placed for countryside walks in nearby National Forest. The village also benefits from a primary school, shop, pub, other amenities and excellent transport links.

The ground floor features a spacious, dual aspect lounge, leading through to an impressive kitchen/diner across the rear of the property, fitted with a range of units, oven, hob and extractor, plenty of space for a dining table, a useful understairs cupboard and French doors seamlessly connecting the inside and out.

Completing the ground is the guest WC.

To the first floor, a good size landing has doors to three bedrooms. The master is a highlight, having built-in wardrobes with sliding doors and an ensuite shower room. The two further bedrooms share a well appointed bathroom.

The garden to rear has a paved terrace and lawn. There is a driveway with parking for two cars shown on the plan in the photos.

Agents note: We understand there is an estate management fee of currently £276 per annum payable to Ground Solutions.

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: Gas

(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 C

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

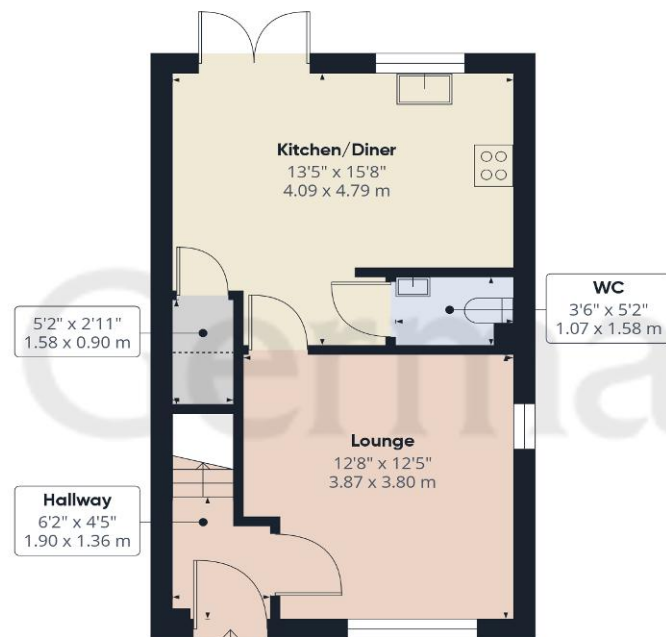
Our Ref: JGA/22082025

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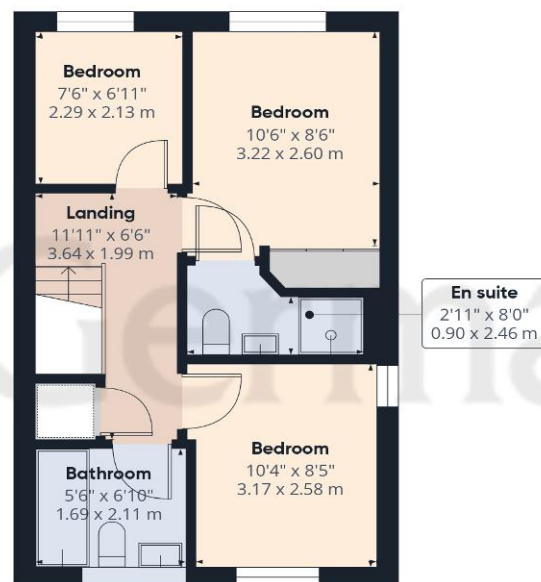
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

775 ft²

71.9 m²

Reduced headroom

7 ft²

0.6 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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.

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.

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.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW

01283 512244

burton@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
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JohnGerman.co.uk Sales and Lettings Agent



