

Alexanders



Ferny Close
Overseal



Ferny Close

Overseal

- Inviting two bedroom semi-detached house
- Designed and built by Cameron Homes in 2020
- Benefiting from the remainder of the NHBC warranty
- Bright and tastefully modern kitchen with integrated appliances
- Two radiant double bedrooms with generous space
- Family bathroom with elegant finishes and contemporary look
- Beautifully landscaped rear garden area
- Double width driveway providing ample parking
- EPC Rating B / Council Tax Band B / Freehold

General Description

Alexanders of Ashby offer to the market this beautifully presented two bedroom semi-detached home, built by Cameron Homes in 2020 within their flagship Acres development in the South Derbyshire village of Overseal.

Accommodation

Benefiting from the remainder of the NHBC warranty, the property has been lovingly improved and updated by the current owners both internally and externally. In brief the immaculate and tastefully presented living accommodation is laid across two floors to comprise; inviting entrance hall, WC, kitchen with integrated appliances, lounge / diner, the principle bedroom with built in wardrobes, a further double bedroom and a contemporary family bathroom. The rear of the property boasts a charming patio area, perfect for relaxing or hosting guests. It overlooks a beautifully landscaped garden, offering a picturesque setting. This superb semi detached property boasts an exceptional position on the edge of the development at the end of a no through road. There is also a double width driveway to the front providing ample parking.

Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Ashby-de-la-Zouch.



Tenure

Freehold.

Services

We are advised that mains gas, electricity, water, and drainage are connected.

Local Authority

South Derbyshire District Council, Civic Offices, Civic Way, Swadlincote DE11 0AH, Council Tax Band B.

Measurements

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Money Laundering

Where offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.



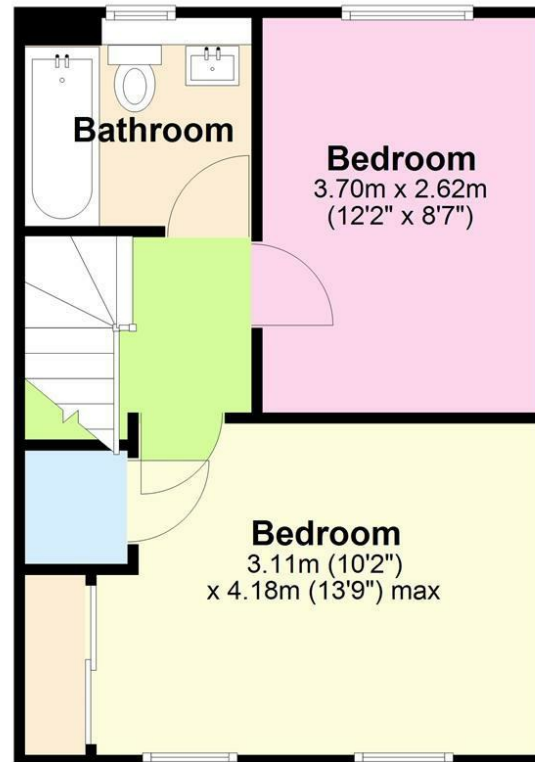
Ground Floor

Approx. 32.7 sq. metres (352.4 sq. feet)



First Floor

Approx. 33.5 sq. metres (360.7 sq. feet)



Total area: approx. 66.3 sq. metres (713.1 sq. feet)



Viewing by appointment only

Alexanders

22 Market Street
Ashby-de-la-Zouch
LE65 1AL

Telephone Sales: 01530 413126
Email: ashby@alexanders-estates.com

Important Information

Viewing - To arrange a viewing, please contact the Ashby-de-la-Zouch Sales Team on 01530 413126.

Measurements - Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

General Note - These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.