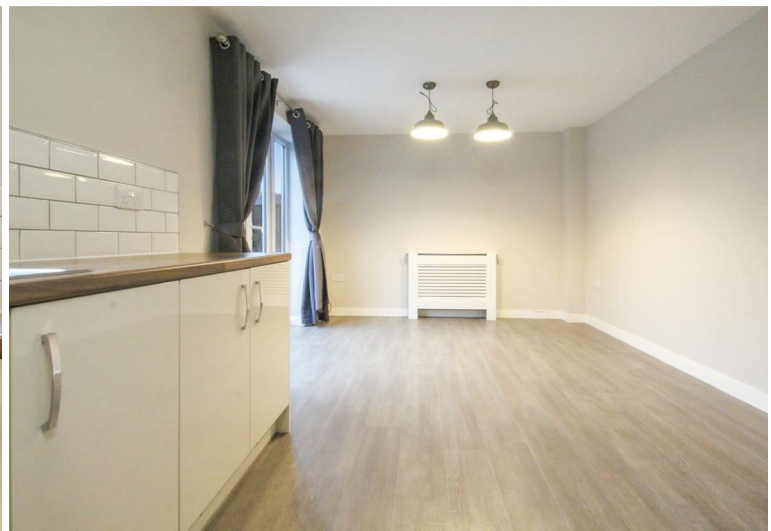




## Kesbrook Drive

Overseal

Offers Over £269,999



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Overseal

Offers Over £269,999



## Tenure

Freehold

## Accommodation Details

Stylish four bedroom detached family home in the village of Overseal.

Built in 2018 and therefore has a NHBC until 2028.

## External and Approach

Set back from the Drive this property has a driveway for two vehicles to park side by side. There is a path and small lawn area along with a decorative, stone flower bed with maturing ever green shrubs.

## Kitchen Diner

20'0" x 11'8" (6.12 x 3.57)

Located at the rear off the property, this modern Kitchen Diner allows in plenty of natural light from the patio doors leading out to the garden along with a window over the sink. With wood effect laminate flooring, high gloss base and wall units with silver handles, chrome sink and mixer tap, integrated cooker with four burner gas hob and wood effect work tops. There is also space for a tall fridge freezer and a plumbed in appliance.

## Utility Room

5'6" x 5'5" (1.70 x 1.66)

Following the theme from the kitchen, this room allows more work top space and storage as well as room for two plumbed in appliances.

## Cloakroom

5'10" x 3'4" (1.80 x 1.03)

Decorated in white with wood effect lino flooring and a dual flush WC along with basing with chrome mixer tap.

## Living Room

17'11" x 11'0" (5.48 x 3.37)

Located at the front of the property and accessed from the hallway. This room is decorated in white with Grey carpets and a large bay window.

## Bedroom one

12'2" x 11'0" (3.71 x 3.36)

A bright bedroom with grey carpets to the floor and neutral décor including a wallpapered feature wall. There is also a pendant light.

## Ensuite

7'8" x 5'2" (2.34 x 1.58)

Lovely three piece shower ensuite. This room has been decorated in white with stone effect tile splashbacks and wood effect lino flooring. There is a dual flush WC, Basin with chrome mixer tap and sower cubicle.

## Bedroom Two

10'11" x 10'8" (3.34 x 3.26)

Another double bedroom with large window. Decorated in neutral tones and a grey carpet.

## Bedroom three

9'2" x 7'5" (2.80 x 2.27)

Double bedroom. Decorated neutrally with grey carpet.

## Bedroom Four

9'7" x 6'3" (2.93 x 1.93)

This room has fitted wardrobes and neutral decor.

## Family Bathroom

7'7" x 5'11" (2.32 x 1.81)

A generous family bathroom decorated in white with cream stone effect tiles around the bath and behind the basin. This room comprises of a dual flush WC, Pedestal basin with chrome mixer tap and full sized bath.

## Post Code For Sat Navs

DE12 6NS

## Local Authority & Council Tax Band

SDDC

Band D

Tel: 01530 271313

### Rental standard exclusions

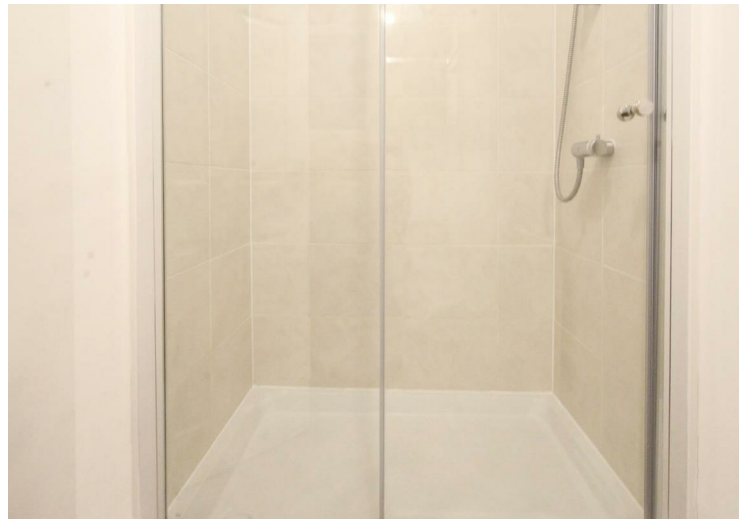
Please note, lofts and cellars do not form part of the tenancy and access is not given to these areas unless specifically agreed in writing. If the property is Leasehold, covenants apply - please ask for further details. Pets are not automatically permitted at the property. If permission is granted to keep a pet at the property, the advertised monthly rent will increase by £15pcm per pet.

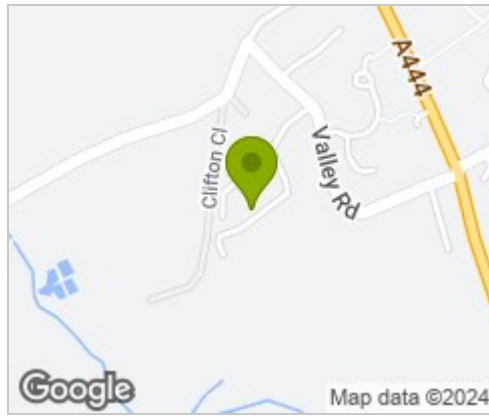
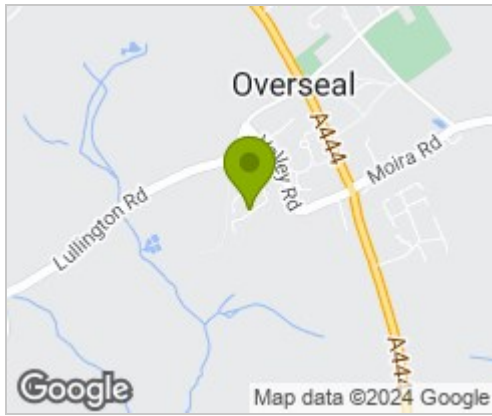
### Out Of Hours Contact Arrangements

You can email us via our website, or you can 'Live Chat' via our website 24/7

### Property to Sell?

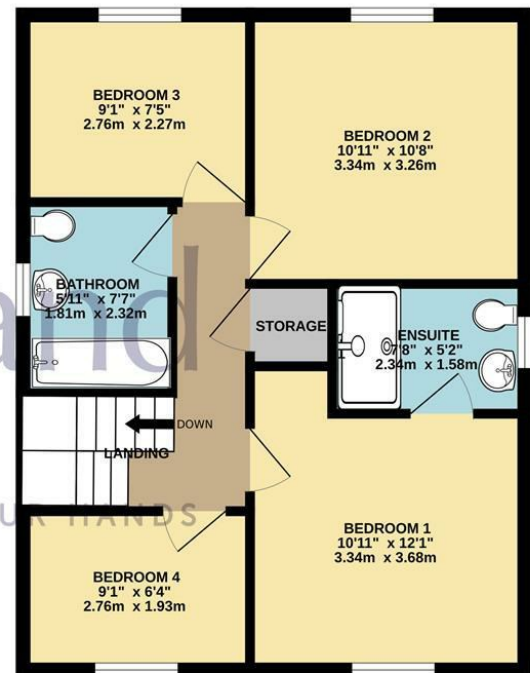
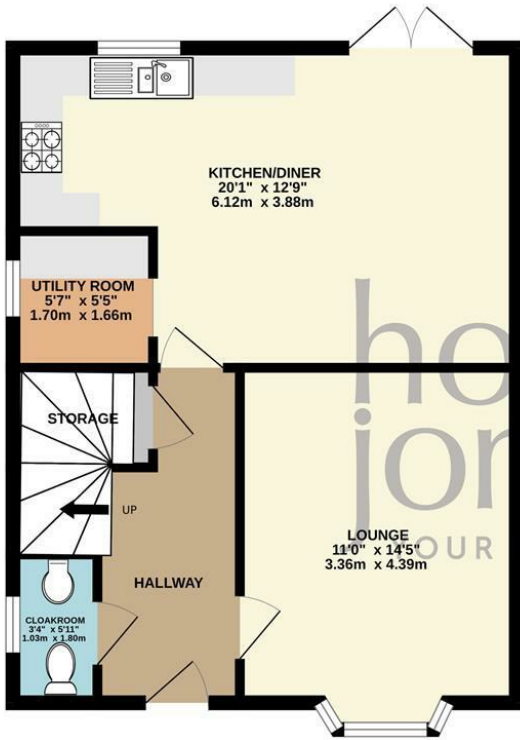
We are happy to provide a free valuation and explain how we combine our personal service with the use of the latest technology to achieve impressive and satisfying results for our customers.





GROUND FLOOR  
528 sq.ft. (49.0 sq.m.) approx.

1ST FLOOR  
521 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA : 1049 sq.ft. (97.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Council Tax band: D. Tenure: Freehold**

## Viewing

Please contact our Howland Jones Office on 01530 271313 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>93</b>
(81-91) <b>B</b>		<b>83</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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