



Forest View

Overseal

Asking Price £369,950



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Tenure
Freehold

Accommodation Details:

External & Approach

This property is set back from the end of a quiet cul-de-sac with parking for three vehicles comfortably on a block paved, well maintained driveway. With a decorative bark border. The driveway gives access to a grey fronted up and over door leading into the garage or into the brick built storm porch leading through to a grey composite modern front door to the entrance hall .

Entrance Hallway

This entrance hall has been decorated in neutral tones with grey wood laminate flooring. Leading off to the downstairs cloakroom, living room via double doors, kitchen and up to the first floor landing via grey carpeted stairs with white banisters. There is also under stairs storage located in this wide entrance hall. Fitted with a decorative ceiling light and wall mounted thermostatic controlled radiator along with alarm panel.

Living Room

16'3 x 11'4 (4.95m x 3.45m)

Fabulously bright living room with triple windows looking out over the front of the property. This room has been decorated tastefully in yellows and soft greys with grey carpet to the floor. Located in the Living Room are multiple plug sockets, telephone point and TV aerial along with two wall mounted radiators with thermostatic controls and a modern electric fireplace with pebble feature and grey and wood surround. This is a cosy and inviting living room. To the walls you will find two up lighters along with a single ceiling light.

Dining Room

11'7 x 10'7 (3.53m x 3.23m)

With access into the dining room via the double doors from the living room or directly through a white wooden door from the kitchen.

This is a generous sized dining room currently decorated in grey and soft yellows matching the flow from the living room with the continuation of the grey carpet.

This room has multiple plug sockets along with a decorative feature light over the dining table area which comfortably fits a six seater table. This room has a wall mounted thermostatic controlled radiator and leads further on through sliding patio doors into a modern and well maintained conservatory.

Kitchen

14'10 x 10'7 (4.52m x 3.23m)

A large kitchen space allowing storage and practicality whilst also being finished to a high standard. With integrated appliances such as dishwasher, oven, induction hob, extractor fan, oven, grill, microwave and coffee machine. The base and wall units are both solid wood and high gloss to add a flare for style, along with solid wood work tops and a composite sink with draining board in grey.

Utility Room

8'1 x 6'5 (2.46m x 1.96m)

A versatile room leading off from the kitchen and further onto the garage. The Utility room has additional storage along with a fridge freezer and space for a washing machine and tumble dryer.

Conservatory

10'1 x 9'9 (3.07m x 2.97m)

Located at the rear of the property this is a usable space with blinds fitted to the windows along with a modern UPVC roof maintaining the internal temperature. This room is part bricked and decorated in a soft grey with wooden laminate flooring, multiple plug sockets and a wall mounted electric heater. You will also find a TV aerial point and a single pendant ceiling light.

Downstairs Cloakroom

This modern cloakroom is located at the front of the property with a small window fitted with privacy glass looking out over the driveway.

Decorated neutrally with the same grey wood laminate flooring leading in from the hallway. This modern cloakroom suite has, a corner basin with built-in vanity, push button plug and chrome waterfall tap.

Behind the basin are black mosaic style tiles.

There is also a wall mounted thermostatic controlled radiator, fitted towel holder, and soap dispenser along with mirror fronted cabinet.

Stairs and Landing

An open U-shaped landing area carpeted in grey and decorated in neutral tones with a white banister. Leading off to the main suite, family bathroom, and three additional bedrooms. The landing also gives access into the loft space along with having a wall mounted thermostatic controlled radiator and access to the airing cupboard.

Bedroom One

16'2 x 11'4 (4.93m x 3.45m)

Bedroom one is located at the front of the property with a private entrance leading into the suite which includes an ensuite shower room via the door from the landing. As you enter the main suite through the white wooden door, you come into a very large and open space with grey carpets to the floor and a large triple window looking out to the front of the house. This room is tastefully decorated in soft grey with a grey and silver feature wall and quadruple wooden, well-made built in wardrobes. This bedroom has a lot of space and currently, comfortably fits a super king size bed along with a large bedside table on either side and triple chest of drawers. This room also comes with multiple plug sockets

En-Suite

7 x 6'7 (2.13m x 2.01m)

A fantastically modern grey, white and black ensuite shower room. Located from the private entrance hall leading off from the main suite you will find a fully tiled ensuite shower room with black wall mounted thermostatic controlled heated towel rail, touch screen anti mist wall mounted mirror, wall mounted floating hand basin with vanity drawer and black mixer tap, wall mounted WC with dual flush, double shower cubicle with glass sliding doors along with black fittings and black mains operated shower. This room also has additional storage, spotlights to the ceiling and extractor fan

Bedroom Two

11'9 x 10'9 (3.58m x 3.28m)

Located at the rear of the property we have another large double bedroom looking out over the beautiful garden. With the grey carpets leading through from the landing you find this room decorated in soft pinks with a roller blind fitted to the window wall mounted radiator with thermostatic controls along with multiple plug sockets. There is a single pendant ceiling light fitted to the centre of the room and a grey and pink rose themed wallpaper as a feature wall.

Tel: 01530 271313

Bedroom Three

13'9 x 8'3 (4.19m x 2.51m)

Located at the front of the property we have another generously sized double bedroom. This room has been decorated in a soft mink colour with an art deco style feature wall along with roller blind fitted to the window and wall mounted thermostatic controlled radiator. This room also has multiple plug sockets, single pendant ceiling light to the centre of the room along with carpet to the flooring.

Bedroom Four

13'9 x 7'9 (4.19m x 2.36m)

The smallest of the bedrooms however still a generous size.

Located to the rear of the property this room has been decorated neutrally with cream carpets and tartan wallpaper as a feature. This room has multiple plug sockets, TV aerial points and phone sockets along with plenty of space for a triple wardrobe.

Family Bathroom

7'1 x 5'7 (2.16m x 1.70m)

Fantastically modern family bathroom fitted with a P shaped bath with glass shower screen and mains operated drench shower in chrome. There is also a large basin with vanity unit that comes with a push down plug and chrome waterfall mixer tap along with a dual flush WC and chrome heated towel rail with thermostatic control. The bathroom also has an extractor fan along with a touchscreen anti mist mirror and has been decorated with grey tiles to half height. There is a roller blind fitted to the window which looks out over the garden and is fitted with privacy glass.

Rear Garden

This fabulous, private, south east facing rear garden leaves plenty of space for entertaining as well as allowing for lots of colour in the shrubbery. Access into the rear garden is via the side gate, kitchen door

or conservatory double doors. Leading out onto a paved patio area allowing space for large garden furniture and further on to a path through a small half height wooden gate onto the lawned section of the garden with mature shrubs and stunning wisteria to the corner. The pathway leads to a further patio area to the bottom left-hand side of this garden where you will truly enjoy the sunshine all day through.

Post Code For Sat Navs

DE12 6GZ

Local Authority & Council Tax Band

Band D

South Derbyshire District Council

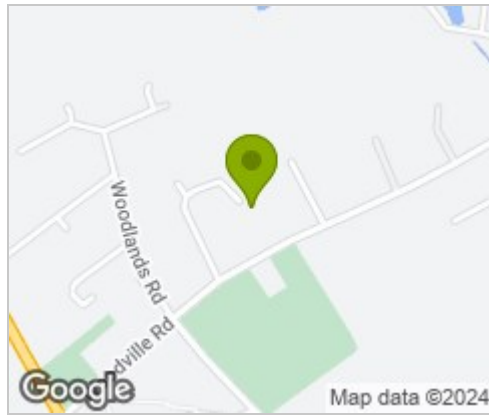
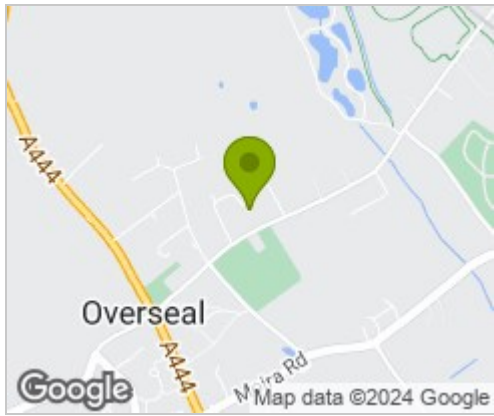
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Out Of Hours Contact Arrangements

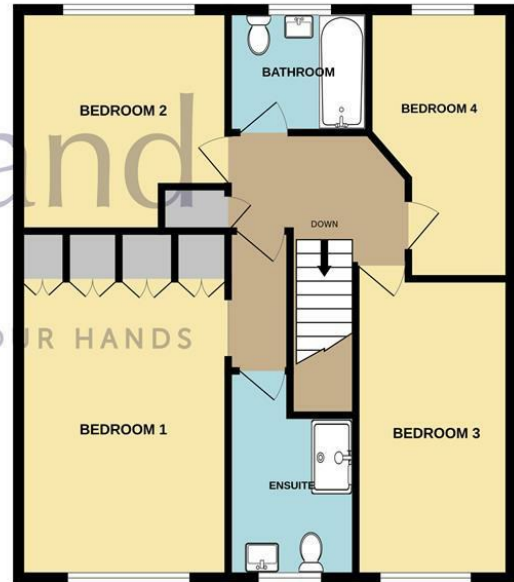
You can email us via our website, or you can 'Live Chat' via our website 24/7





GROUND FLOOR
879 sq.ft. (81.7 sq.m.) approx.

1ST FLOOR
780 sq.ft. (72.5 sq.m.) approx.



TOTAL FLOOR AREA : 1549sq.ft. (143.9 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) A		
(81-91) B		
(69-80) C	72	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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