



Windyridge Alexandra Road

Overseal | DE12 6LL | Offers In The Region Of £350,000

ROYSTON  
& LUND



- Two Bedroom Detached Bungalow
- Potential Property Designed by David Granger Architects
- Artistic Impression of Design Included
- Situated on Private No Through Road Owned by the Property
- EPC Rating E, Freehold
- Sold with Planning Permission For a New Five Bedroom Detached Property or Extension
- Three Quarters of an Acre Garden with Mature Trees and Wild Flowers
- Adjacent to National Forest Walks
- Detached Garage with Parking for 2/3 Cars
- Council Tax Band - B







A unique opportunity to acquire a two bedroom detached bungalow set in three quarter of an acre of garden full of biodiversity, adjacent to National Forest walks and lakes. The property is sold with planning permission for a new five bedroom detached property that plans have already been drawn by David Granger Architects. Drawings are available to view on request. Previous plans for an extension have also been accepted and are available on request

The bungalow is in need of modernisation but does have a modern shower room. There are two large double bedrooms, lounge and a breakfast area. The conservatory is used as a kitchen area by the current vendors.

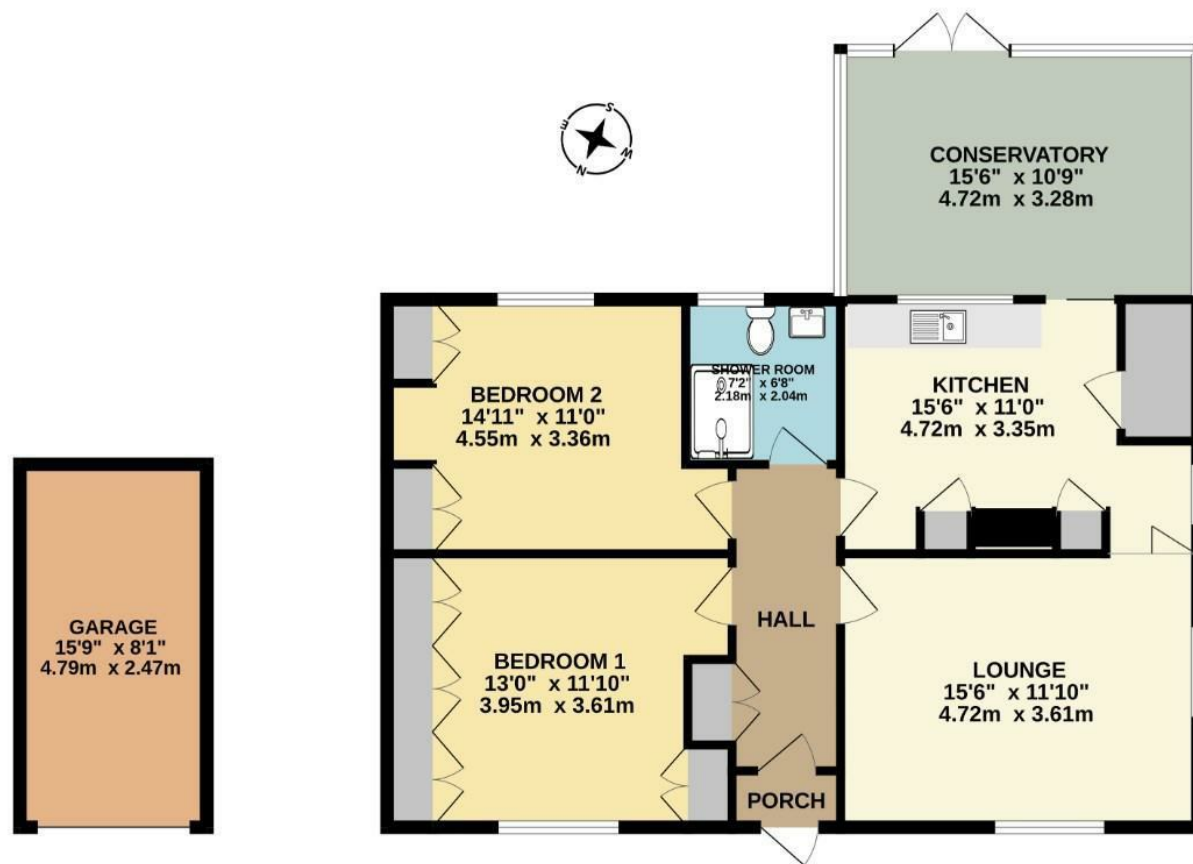
The selling point of the property is the south facing garden, modelled around an award winning garden at the Chelsea Flower Show; with trees, two pond areas, shrubs and flowers in abundance. There is an area at the rear of the garden that can be used for chickens and is where the current vendors have set areas that are homes to wildlife.

The property also benefits from a detached garage, brick built shed, greenhouse and delightful summerhouse at the rear of the garden.

The property is located at the end of a private driveway. Overseal offers local amenities such a local co-op, public house and a post office.

**\*\*Video available on Request\*\***

# GROUND FLOOR 1091 sq.ft. (101.3 sq.m.) approx.



TOTAL FLOOR AREA: 1091 sq.ft. (101.3 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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PROTECTED



EPC

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	39	72

England & Wales

EU Directive  
2002/91/EC



## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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