



11 Ferny Close
Overseal, Swadlincote, DE12 6NU

£315,000



Brief Description

Located in a charming CORNER POSITION on Ferny Close, Overseal, this modern detached house presents an EXCELLENT OPPORTUNITY for families seeking a comfortable and stylish home. The property boasts three well-proportioned bedrooms, a SPACIOUS living room and a modern fitted dining kitchen.

Upon entering, you are welcomed by a bright entrance hall featuring a TASTEFUL tiled floor that flows seamlessly into the spacious kitchen diner at the rear. To the right, a convenient ground floor WC adds to the home's functionality. The living room, located to the left, is GENEROUSLY SIZED whilst feeling cosy and benefits from dual aspect windows, allowing natural light to flood the space.

The heart of the home is undoubtedly the kitchen diner, which overlooks the PRIVATE south-facing garden. This contemporary space is equipped with a range of modern white gloss wall and base units, an integrated dishwasher and oven, as well as ample space for a fridge freezer and washing machine. The ceiling spotlights create a warm ambiance, while FRENCH DOORS provide a delightful view of the garden, perfect for entertaining or enjoying family meals.

Venturing upstairs, the landing features both an airing cupboard and an additional storage cupboard for added convenience. The master bedroom is a standout feature, offering dual aspect views, built-in fitted wardrobes, and a STYLISH en-suite shower room. The second bedroom is a comfortable double room, while the third bedroom is also of a good size, ensuring ample space for family or guests. The FAMILY BATHROOM is modern and features a contemporary three-piece white suite.

Outside, the SOUTH-FACING rear garden is a true gem, featuring a large paved patio area and a well-maintained lawn, all enclosed by a secure fence with gated access. This garden offers a PEACEFUL RETREAT with an open outlook, free from overlooking properties., further enhanced by a garden room and a side by side driveway providing off-road parking for multiple vehicle.





ON THE FIRST FLOOR

Entrance Hall

Ground Floor WC

Living Room

10'8" x 14'3" (3.25m x 4.34m)

Kitchen Diner

18'6" x 11'3" (5.64m x 3.43m)

ON THE FIRST FLOOR

Landing

Master Bedroom

11'1" x 11'10" (3.38m x 3.61m)

En Suite

8'5" x 3'10" (2.57m x 1.17m)

Bedroom 2

10'10" x 9'6" (3.30m x 2.90m)

Bedroom 3

7'1" x 7'1" (2.16m x 2.16m)

Family Bathroom

6'10" x 6'6" (2.08m x 1.98m)

ON THE OUTSIDE

Front Garden

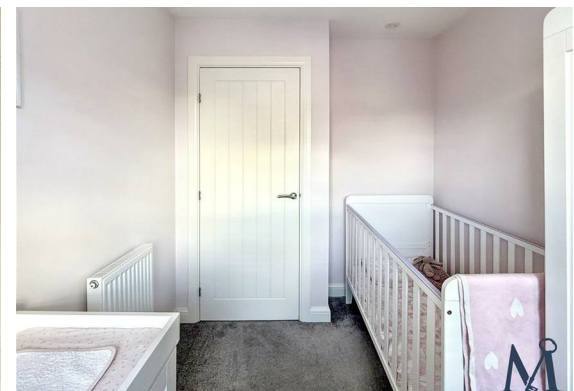
Driveway

Rear Garden

Garden Room

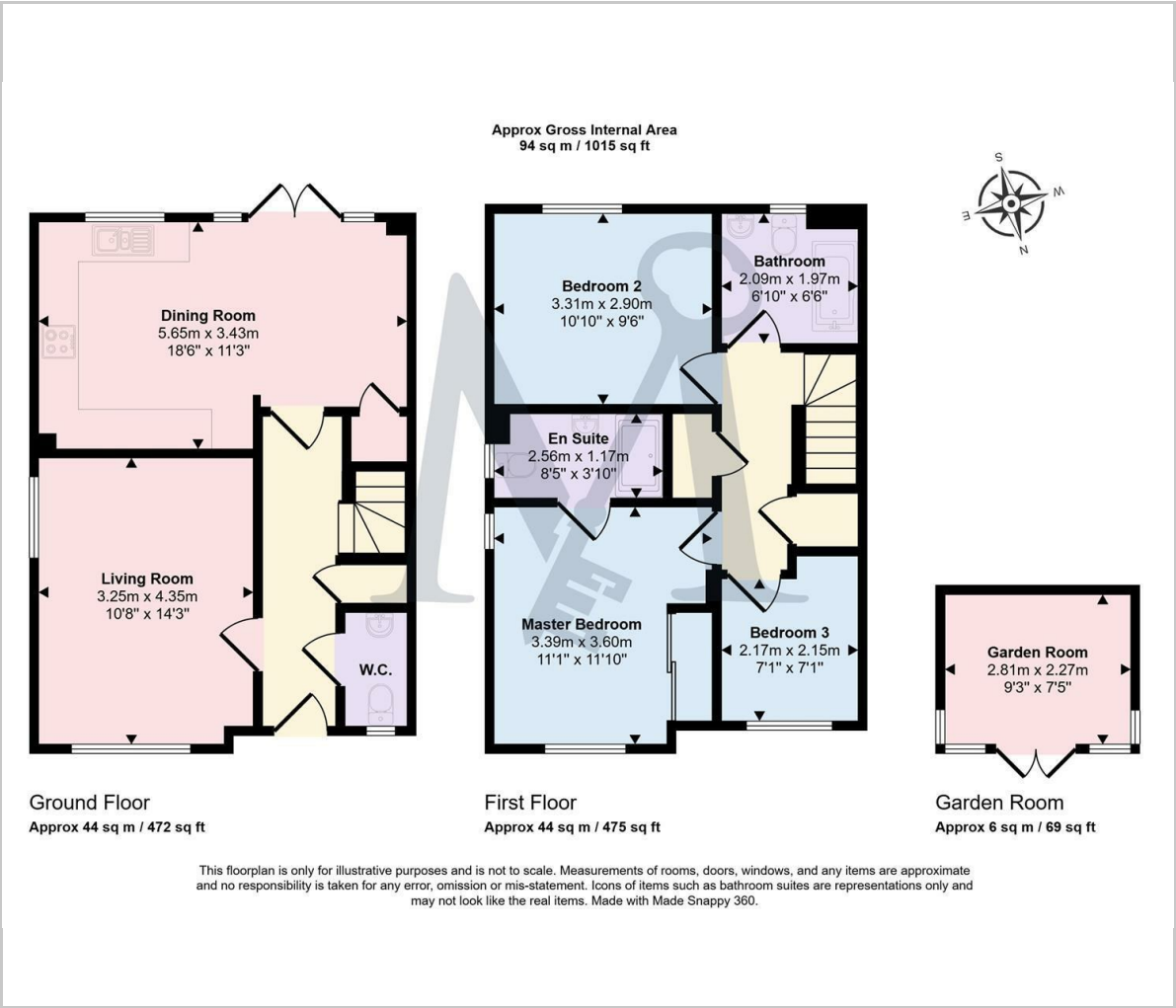
9'3" x 7'5" (2.82m x 2.26m)







Floor Plan



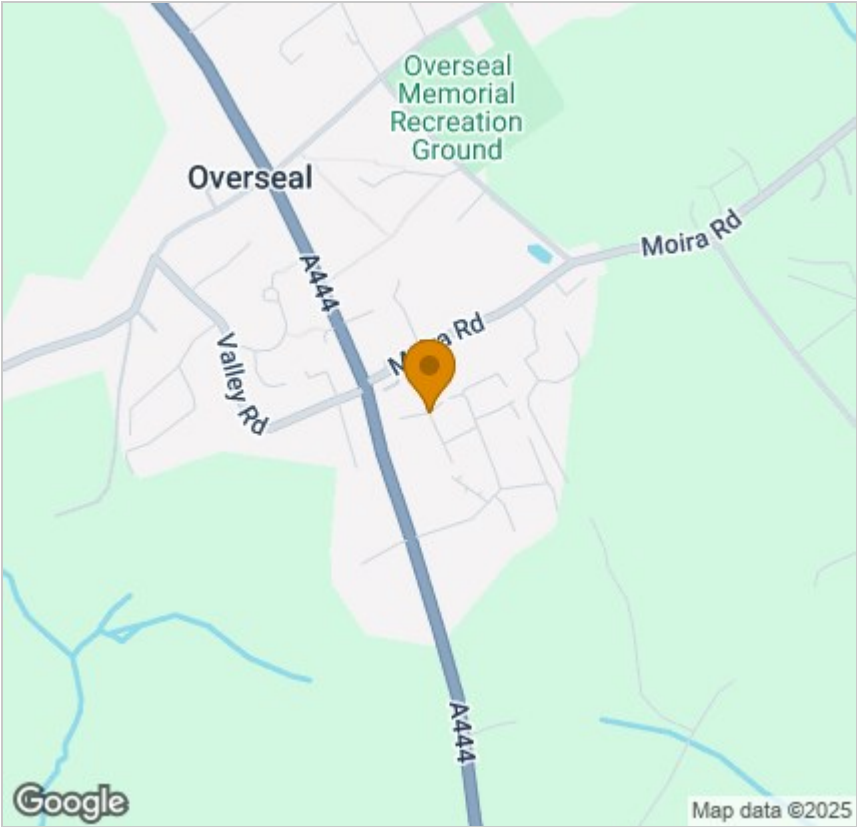
Viewing

Please contact our Maynard Estates Office on 01530 682886 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

