



Woodlands Road, Overseal,
Swadlincote, Derbyshire



3



1



2

£225,000



Key Features

- 3 bed semi detached
- Kitchen/dining/lounge
- Extended
- Immaculately presented
- Large rear Garden
- Off road parking
- EPC rating D
- Freehold





Newton Fallowell are pleased to bring to the market, this immaculately presented, extended, three bedroomed semi detached property on a quiet residential road in Overseal. Benefitting from a rear extension to provide a kitchen/dining/lounge and the family room everybody wants. Also, a welcome edition is the utility/guest cloakroom in combination, in brief comprises of entrance hall, lounge, kitchen/dining/lounge, utility/WC.

On the first floor you have two double bedrooms, one single bedroom and a well fitted family bathroom.

Externally the property benefits from large rear garden, large decked area for entertaining and plenty of off road parking.
Viewings are highly recommended

Entrance Hall

Entrance through UPVC frosted featured door into entrance hall, access to stairs leading to first floor. Central heating radiator and doorway leading off into the lounge.

Lounge 4.14m x 3.35m (13'7" x 11'0")

Main focal point of the room being the electric fire with wooden hearth and surround. BT and TV aerial points, Flooring is wood effect laminate, central heating radiator and UPVC double glazed windows to front elevation.

kitchen/diner 5.16m x 3.47m (16'11" x 11'5")

Kitchen has a range of eye and low level storage cupboards, wood effect square edged laminate work surface. 5 ring AEG gas hob with extractor over. Mid height electric AEG oven and integrated microwave. Integrated fridge freezer, dishwasher, composite 1.5 sink and drainer with chrome tap. Tile splashback with under counter lighting. feature panelling to wall, under stairs storage cupboard which has the consumer unit for the electrics. Thermostat for central heating, central heating radiator and UPVC double glazed window to side elevation.

Sitting area 3.68m x 2.35m (12'1" x 7'8")

Featured panelling to wall, matching flooring throughout the ground floor. central heating radiator, 2 large Velux windows, UPVC double glazed window to side elevation and UPVC double glazed French doors and side panels to rear elevation.

Utility room/WC 0.96m x 3.9m (3'1" x 12'10")

Low level WC with continental flush, wall hung hand basin with chrome mixer tap and splashback. Plumbing and space for washing machine and tumble dryer. Extractor fan and central heating radiator.

First floor landing

Access to loft space which is partially boarded. Built in storage cupboard which has the gas fired central heating boiler. Floor covering is medium pile, light grey carpet, central heating radiator and UPVC double glazed window to side elevation.

Master bedroom 2.96m x 3.36m (9'8" x 11'0")

Wood effect laminate flooring, central heating radiator, UPVC double glazed window to front elevation.

Bedroom 2 2.62m x 3.48m (8'7" x 11'5")

Wood effect laminate flooring, central heating radiator and UPVC double glazed window to Rear elevation.

Bedroom 3 2.12m x 1.9m (7'0" x 6'2")

Box over stairs, wood effect laminate flooring, central heating radiator and UPVC double glazed window to side elevation.

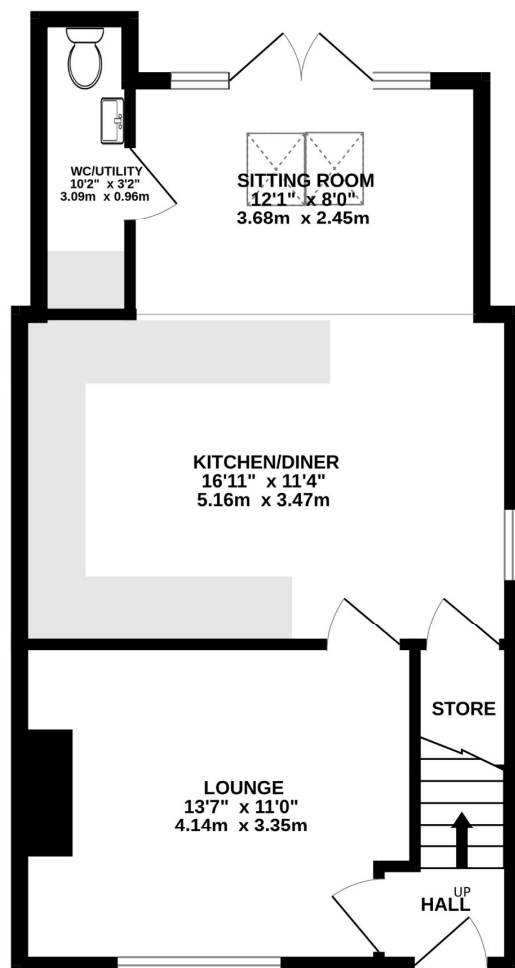
Family bathroom 2.41m x 1.7m (7'11" x 5'7")

Low level WC with continental flush, pedestal hand basin with chrome taps. P shaped bath with chrome fittings, thermostatic waterfall chrome shower over bath, glass shower screen. Tiling to walls, tile effect vinyl flooring. Extractor fan, chrome heated towel radiator and fronted UPVC double glazed window to rear elevation.

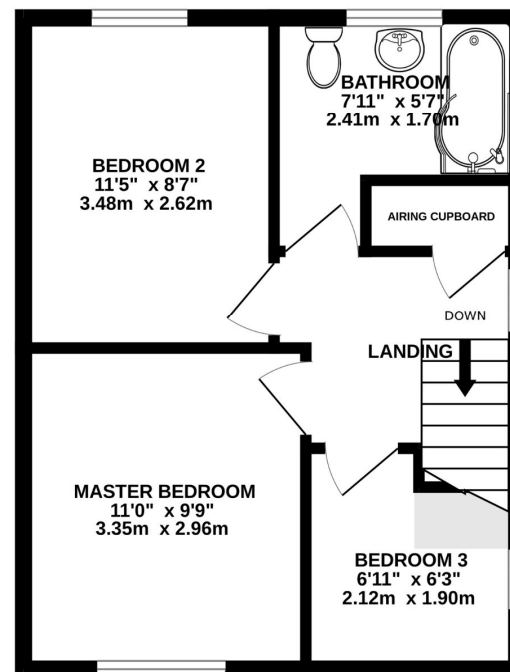
External

Front of the property, there is a front garden which is predominantly lawn divided by a feather edge boarded fence. Side of the property there is a concrete drive way for up to 2 vehicles, electric car charger point and gate leading to rear garden.

GROUND FLOOR
500 sq.ft. (46.5 sq.m.) approx.

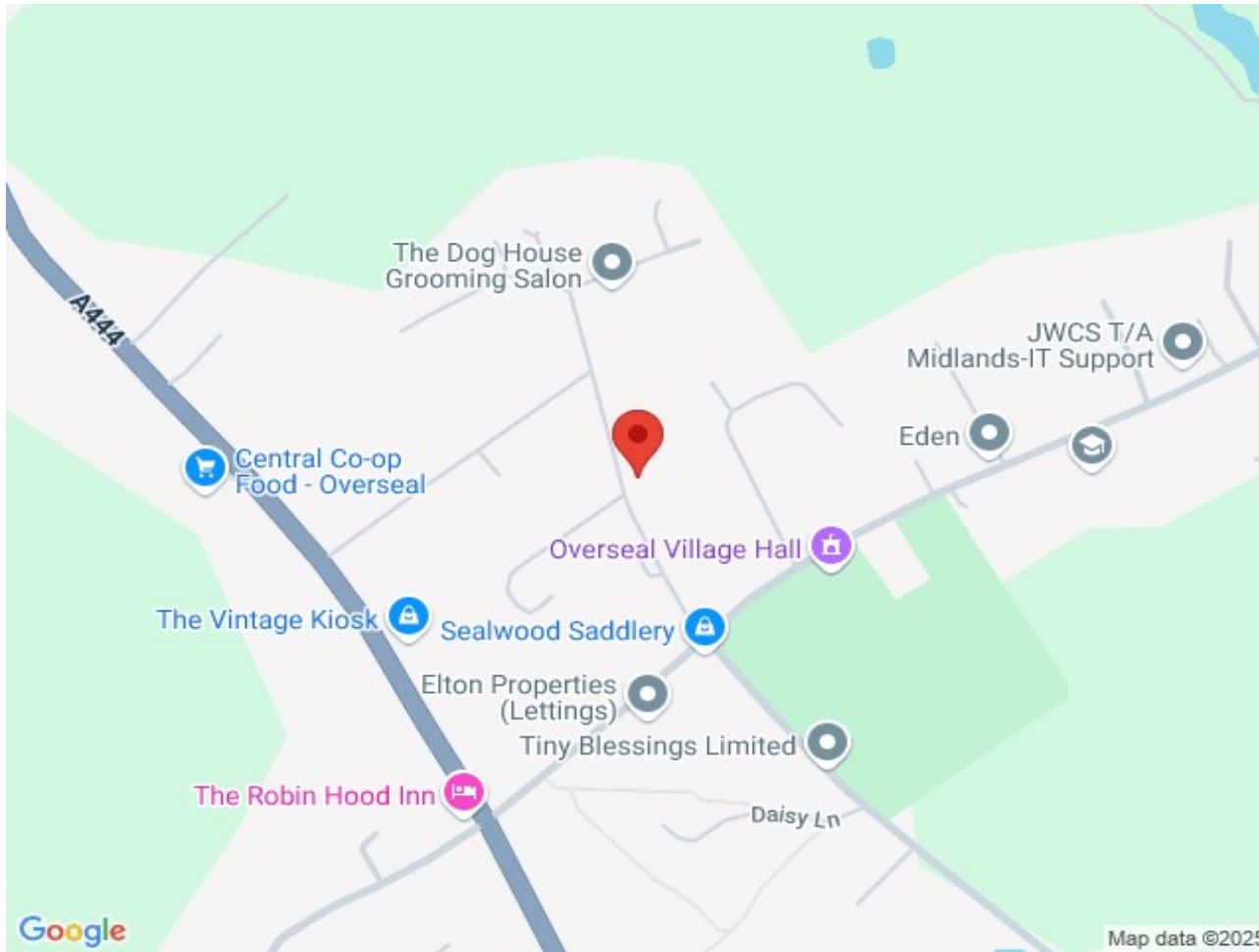


1ST FLOOR
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA : 879 sq.ft. (81.7 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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Services

All mains services are believed to be connected to the property.

Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

Tenure

Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

