



Woodville Road, Overseal



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£360,000



## Key Features

- Impressive Family Home - Village Location!
- Fully Renovated Four Double Bedroom Detached House
- Superb Kitchen/Diner/Family Room
- Utility | Store | Shower Room
- Large Lounge & Snug
- 2 En-Suites & Family Bathroom
- EPC rating E
- Freehold





An impressive, fully renovated and modernised, structurally detached family home, the property has steps to a front door that opens to an entrance hall with a storage cupboard and doors to the ground floor accommodation. To the front there's a large lounge on one side and a snug on the other. A door at the end of the hall opens to the spacious kitchen/diner/family room. The kitchen has a central island/breakfast bar, a comprehensive range of wall and base units with built in hob, double electric oven, dishwasher, fridge freezer and wine cooler. There's also a utility, shower room and large storage cupboard off, along with French doors to the rear garden. To the first floor, the master bedroom is a large double, located to the front overlooking the park and has an en-suite shower room. Bedroom two is also a large double, with en-suite, overlooking the rear, as does bedroom three, a smaller double. Bedroom four is also a smaller double, located to the front. The family bathroom completes the accommodation and has a bath with shower, vanity wash basin and WC. To the front there's an walled fore garden with gravel beds, along with steps up to the front door. To the side there's a shared block paved drive leading to two parking spaces to the rear. A gate at the rear provides access to a private and enclosed garden with lawn and Indian sand stone patio. To the front there's an walled fore garden with gravel beds, along with steps up to the front door. To the side there's a shared block paved drive leading to two parking spaces to the rear. A gate at the rear provides access to a private and enclosed garden with lawn and Indian sand stone patio.

#### Points to Note

SERVICES: Water, mains gas and electricity are connected. 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. MEASUREMENTS: Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring. TENURE: Freehold - with vacant possession on completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.

#### Council Tax

The property is within South Derbyshire District Council and is listed as a band B property at <https://www.gov.uk/council-tax-bands>.

#### Room Sizes

Lounge 3.25m x 5.75m (10.7ft x 18.9ft)

Kitchen/Diner/Family Room 4.38m x 7.16m (14.4ft x 23.5ft)

Snug 3.49m x 3.21m (11.4ft x 10.5ft)

Master Bedroom 4.4m x 3.85m (14.4ft x 12.6ft)

Bedroom Two 4.4m x 3.46m (14.4ft x 11.4ft)

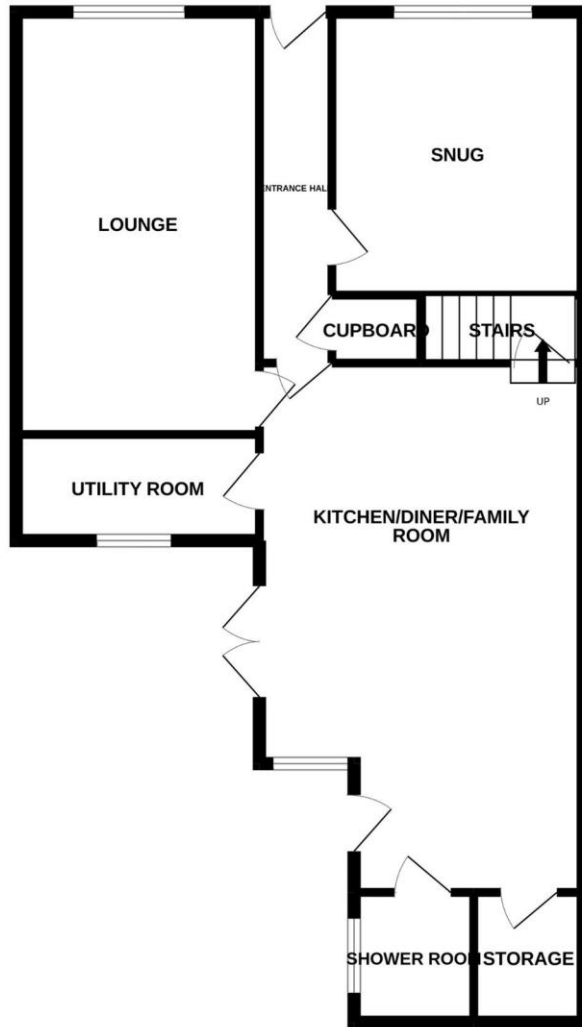
Bedroom Three 3.3m x 2.4m (10.8ft x 7.9ft)

Bedroom Four 3.28m x 2.48m (10.8ft x 8.1ft)

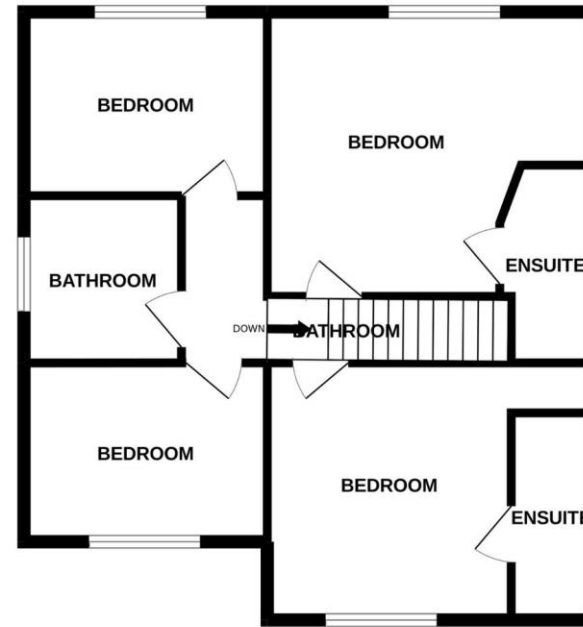




GROUND FLOOR  
850 sq.ft. (78.9 sq.m.) approx.

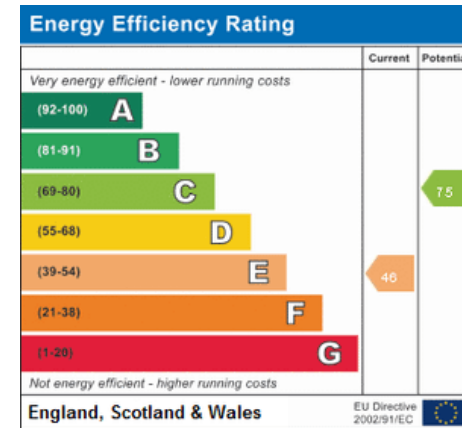


1ST FLOOR  
642 sq.ft. (59.6 sq.m.) approx.



TOTAL FLOOR AREA ; 1491 sq.ft. (138.6 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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Address:  
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