



Forest View, Overseal



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Guide price £400,000



## Key Features

- Beautifully Presented Throughout
- Modern Re Fitted Kitchen
- Four Well Proportioned Bedrooms
- En Suite
- Two Reception Rooms
- Stunning Landscaped Rear Garden
- EPC rating C
- Freehold





### \*\*\* Stunning Family Home \*\*\*

Newton Fallowell are delighted to present to the market this beautiful family home situated in the popular village of Overseal. The property offers modern and spacious living throughout and has been tastefully modernised by the current owners. The home is a short walk from all village amenities and comprises of in brief:- entrance hall, guest cloak room, reception room, dining room, conservatory and stunning family kitchen. First floor provides four well proportioned bedrooms as well as an en suite and family bathroom. Outside there is a large driveway leading to single integral garage. To the rear is a stunning privately enclosed landscaped garden.

#### Accommodation In Detail

##### Entrance Hall 4.90m x 2.00m (16'1" x 6'7")

having staircase rising to first floor, understairs storage cupboard and one central heating radiator.

##### Guest Cloak Room

having low level wc, pedestal wash basin, one central heating radiator and obscure Upvc double glazed window to front elevation.

##### Reception Room 3.50m x 5.10m (11'6" x 16'8")

having feature fireplace, two central heating radiators and Upvc double glazed window to front elevation.

##### Dining Room

having sliding doors leading to conservatory and one central heating radiator.

##### Conservatory 4.00m x 3.30m (13'1" x 10'10")

having Upvc double glazed doors opening out to rear decked seating area, Upvc double glazed units and electric underfloor heating.

##### Kitchen 3.2m x 2.7m extending to 4.9m

having Upvc double glazed windows to side and rear elevations, one central heating radiator, array of base and wall mounted units with complementary working surfaces over, solid oak breakfast bar, four ring induction hob with stainless steel hanging extractor fan over, integrated double oven and single oven, space for double fridge/freezer, two wine fridges, plumbing for washing machine and dishwasher, sink and draining unit with stainless steel mixer tap, access to garage and door leading out to rear patio area.

#### On The First Floor

##### Landing 3.20m x 1.70m (10'6" x 5'7")

having one central heating radiator and storage cupboard off.

##### Master Bedroom 3.50m x 4.50m (11'6" x 14'10")

having array of built-in wardrobes and storage cupboards, Upvc double glazed window to front elevation and one central heating radiator.

##### En-Suite

having three piece suite comprising panelled bath with shower over, low level wc, pedestal wash basin, obscure Upvc double glazed window to front elevation and one central heating radiator.

##### Bedroom Two 3.50m x 3.50m (11'6" x 11'6")

having Upvc double glazed window to rear elevation, one central heating radiator and built-in wardrobes.

##### Bedroom Three 3.90m x 2.50m (12'10" x 8'2")

having Upvc double glazed window to front elevation, one central heating radiator and built-in wardrobes.

##### Bedroom Four 4m x 1.5m extending to 2.5m

having Upvc double glazed window to rear elevation and one central heating radiator.





### Family Bathroom

having three piece suite comprising walk-in shower cubicle, low level wc, pedestal wash basin, one central heating radiator, tiled splashbacks and obscure Upvc double glazed window to rear elevation.

### Outside

To the front of the property is a driveway providing ample off road parking and small lawned garden. To the rear is a private, enclosed, beautifully landscaped garden comprising large patio seating area, decked seating area, lawn, shrubs, plants and trees.

### Services

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

### Measurement

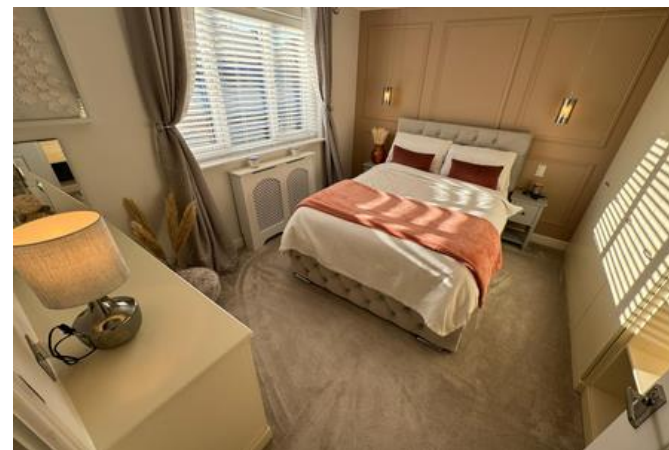
The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

### 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

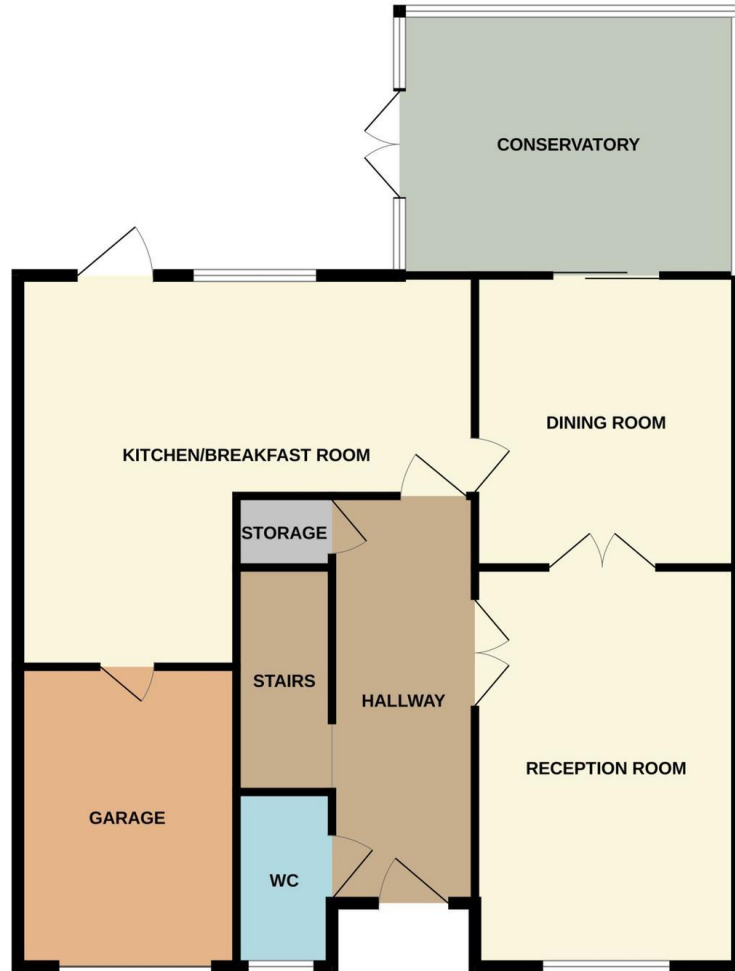
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.



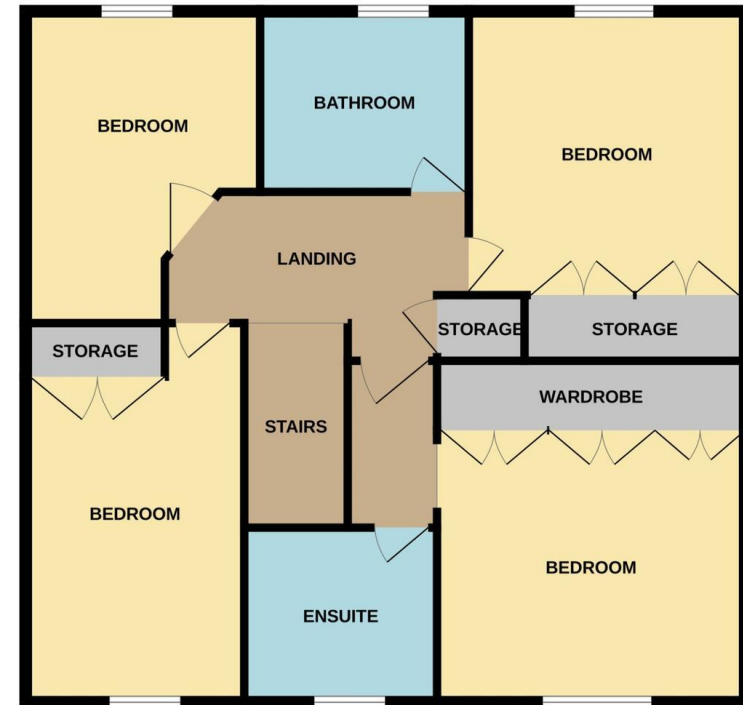




GROUND FLOOR



1ST FLOOR



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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| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92-100)                                    | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C | 71                      | 83        |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England, Scotland & Wales                   |   | EU Directive 2002/91/EC |           |

Address:  
49 Forest Park

