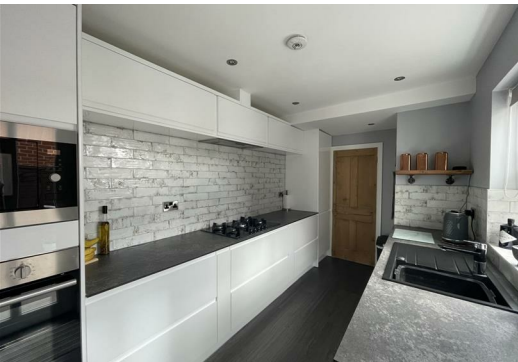




Woodville Road, Overseal

Swadlincote, Derbyshire, DE12 6JG

£235,000



Superb Opportunity! Much improved and extended, traditional style bay fronted semi detached - in prime village location! This three bedroom, superbly presented family home offers generously sized accommodation including a lounge, separate dining room, recently re-fitted kitchen, guest cloakroom and re-fitted shower room. Located in the centre of the highly popular National Forest village of Overseal, the property also has a good sized garden with courtyard patio, lawn and impressive bar with seating area. HURRY TO VIEW! CALL NEWTON FALLOWELL - 01283 217772

Location

Situated in the popular National Forest village of Overseal the property is within walking distance of local amenities including a village shop, post office, pub and primary school. The market towns of Swadlincote and Ashby de la Zouch are both a short car journey away, as is the M42, providing excellent commuter links to Birmingham, Derby, Leicester and Nottingham.

Room Sizes

Lounge

12'11" x 9'10" (3.96 x 3.02)

Dining Room

12'11" x 11'11" (3.96 x 3.64)

Kitchen

7'3" x 13'8" max (2.23 x 4.19 max)

Master Bedroom (2nd Floor)

12'11" x 13'8" (3.96 x 4.19)

The ceiling height at the highest point is 7'7" and the lowest point is 6'1"

Bedroom Two

12'11" x 9'11" (3.96 x 3.04)

Bedroom Two

7'0" x 11'10" (2.15 x 3.63)

Overview - Ground Floor

The main entrance to the property is to the side, with a door to a hall with stairs off to the first floor, stripped panel doors to the ground floor rooms, and an "L" shaped under stairs storage cupboard. The bay fronted lounge has a slate style fireplace with solid wood surround, across the hall is the dining room, with a feature, recessed fireplace with solid wood mantle, full size window overlooking the garden and a door through to the recently re-fitted kitchen. This has a comprehensive range of wall and base units that include an integrated gas hob, electric oven, microwave, dishwasher and washer and washing machine. There's also a door to a guest cloakroom and a door to the rear garden.



Overview - Upper Floors

The stairs form the hall lead to the first floor with doors off to two bedrooms and the shower room. Bedroom two is a good sized double, located to the front, with a feature cast iron fireplace and over stairs cupboard. Bedroom three is across the landing and is a good sized single overlooking the rear garden. The re-fitted bathroom room is also situated off first floor and has a walk in shower, bath, vanity wash basin and WC. There's also a door on the landing leading to the master bedroom, located in an attic conversion. This is a good sized double with gable side window.

Outside

To the front there's a low maintenance, fore garden with a side path to a gate leading to the rear garden. This has a courtyard patio area, with a step to a good sized lawn and leading to a further patio with a bar.

Points to Note

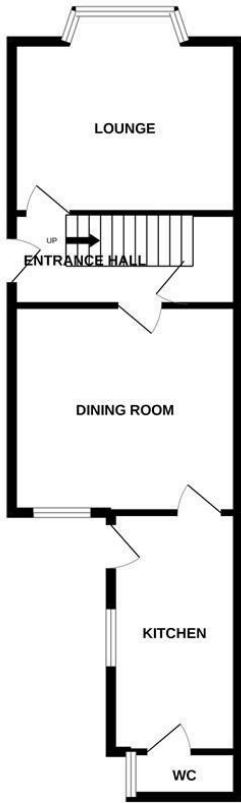
SERVICES: Water, mains gas and electricity are connected. The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.

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.

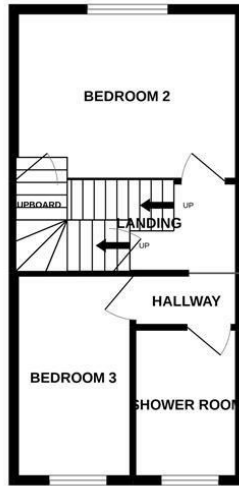
TENURE: Freehold - with vacant possession on completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.



GROUND FLOOR
482 sq.ft. (44.7 sq.m.) approx.



1ST FLOOR
354 sq.ft. (32.9 sq.m.) approx.



2ND FLOOR
177 sq.ft. (16.5 sq.m.) approx.



TOTAL FLOOR AREA : 1013 sq.ft. (94.1 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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC



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