



Swains Close, Spring Cottage, Overseal



4



3



2

Offers in excess of £450,000



Key Features

- No Upward Chain
- Walled Rear Garden
- Spacious Kitchen Diner
- Generous Master Bedroom
- Detached Garage & Off Road Parking
- Private Development
- EPC rating C
- Freehold





Newton Fallowell are pleased to be able to offer for sale this immaculately presented four bedroomed detached family home in the heart of Derbyshire National Forest. This spectacular property is offered with no upward chain and ideal for any family looking for a property within the countryside. The property has fantastic links to Burton upon Trent, A42 & M42. Just outside the village of Overseal with great local amenities including local mini store, public houses, garage, primary school with good Ofsted ratings, close to conkers, walks, cycle tracks and on the fringe of the National Forest. The spacious accommodation in brief the property comprises: - entrance hall, dining kitchen, lounge, dining room, guest cloak room, on the first floor a landing leads to a master bedroom with en-suite, 2nd bedroom with en-suite, two further bedrooms and family bathroom. Viewing of this property is highly recommended to fully appreciate.

Accommodation In Detail

Upvc double glazed door leading into:

Entrance Hall

having staircase rising to first floor with oak handrail and spindles, controls for alarm system, thermostatic control for central heating, hidden understairs cupboard, wood effect porcelain tiles to floor, one central heating radiator, Upvc double glazed window to rear elevation and double oak glass panelled doors leading into:

Lounge 4.37m x 4.60m (14'4" x 15'1")

having feature wall hung electric fire, tv and satellite points, electric consumer unit, one central heating radiator, wall hung vertical central heating radiator, Upvc double glazed French doors with Upvc side panels to rear elevation and Upvc double glazed window to front elevation. Double oak glass panelled doors leading to:

Kitchen 3.82m x 6.80m (12'6" x 22'4")

having shaker style base and eye level units with chrome handles, quartz work top with matching upstand and windowsill, quartz breakfast bar, composite under counter sink with draining grooves in the quartz and chrome mixer tap, built-in fridge/freezer, washing machine, tumble dryer and dishwasher, Rangemaster Encore Deluxe with quartz splashback and Rangemaster matching cooker hood, wood effect porcelain tiles to floor, tv and BT points, controls and censor for alarm system, one central heating radiator, Upvc double glazed French doors with Upvc panels to either side leading out to rear patio, two Upvc double glazed windows to side elevation and Upvc double glazed window to side elevation.

Dining Room 3.10m x 3.40m (10'2" x 11'2")

having BT point, censor for alarm system, one central heating radiator, Upvc double glazed windows to front and side elevations.

Guest Cloak Room 1.74m x 1.11m (5'8" x 3'7")

having Villeroy & Boch low level wc, space saving wall hung vanity unit with chrome mixer tap, tiled splashback, extractor fan, chrome towel radiator and wood effect porcelain tiles to floor.

On The First Floor

Landing

having access to loft space which is partially boarded, controls for central heating, fitted smoke alarm, one central heating radiator, Upvc double glazed window to rear elevation.

Master Bedroom 3.82m x 6.80m (12'6" x 22'4")

having tv point, two central heating radiators and two Upvc double glazed windows to rear elevation.

En-Suite 2.10m x 1.99m (6'11" x 6'6")

having suite comprising low level shower unit with glass shower screen and waterfall chrome shower, Villeroy & Boch wc, wall hung Villeroy & Boch vanity unit with chrome fittings, extractor fan, electric light up mirrors, chrome heater towel radiator, tiling to three walls and tiling to floor.



Bedroom Two 3.10m x 3.40m (10'2" x 11'2")

having tv point, one central heating radiator and Upvc double glazed window to front elevation.

En-Suite

having suite comprising low level shower tray with glass shower screen and waterfall chrome shower, Villeroy & Boch low level wc, Villeroy & Boch wall hung vanity unit with chrome mixer tap, electric light up mirrors, chrome heated towel radiator, extractor fan, tiling to two walls and tiling to floor.

Bedroom Three 3.10m x 2.32m (10'2" x 7'7")

having tv point, one central heating radiator and Upvc double glazed window to front elevation.

Bedroom Four/Study 2.45m x 3.4m extending to 3.56m

having tv point, overstairs cupboard housing Worcester Bosch combination central heating boiler, one central heating radiator, Upvc double glazed window to front elevation, alarm system and plenty of storage.

Family Bathroom

having low level shower tray with glass screen with overhead thermostatic chrome shower, Villeroy & Boch low level wc, Villeroy & Boch wall hung vanity unit with chrome mixer tap, tiling to three walls, extractor fan, electric light up mirrors, chrome heated towel radiator and Upvc double glazed window to rear elevation.

Outside

There is a detached brick built garage with loft storage, electric, Upvc side door. To the rear is a fully enclosed walled garden, mainly laid to lawn with mature beds and block paved patio. To the front is a courtyard garden which is bordered by a laurel hedge.



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

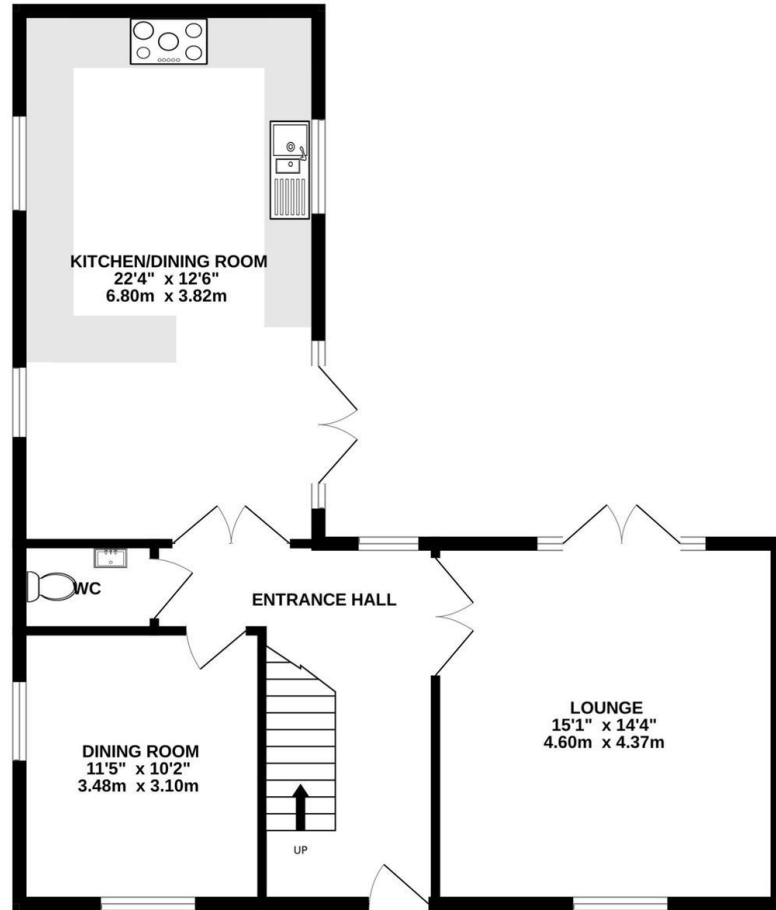
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

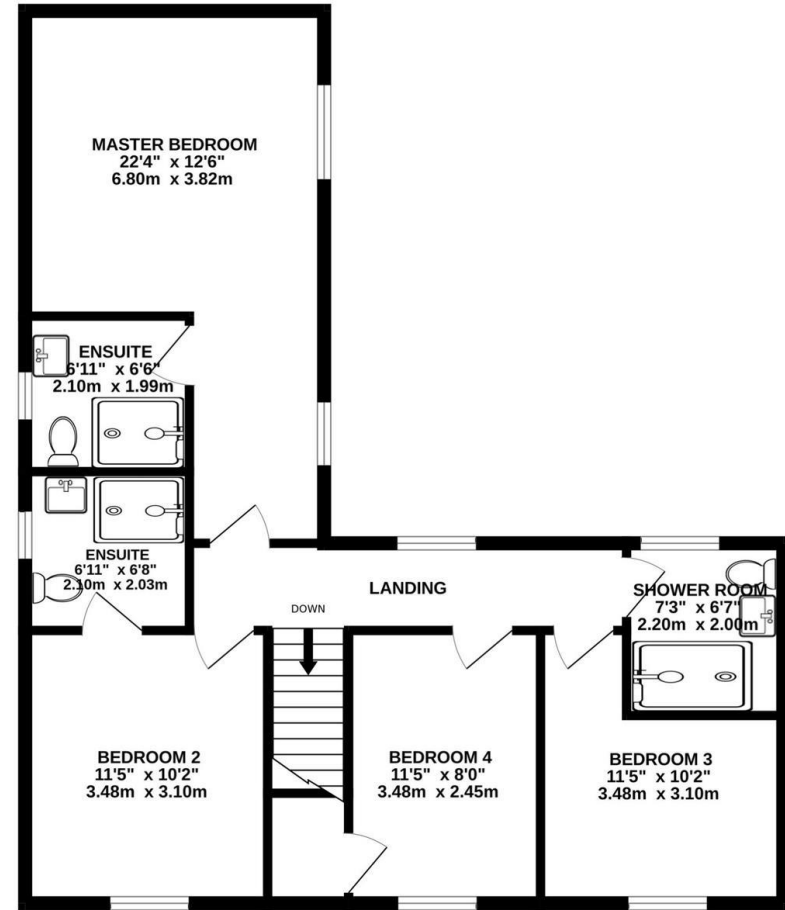
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.



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		83
(69-80)	C	74	
(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	

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