



Moira Road, Swadlincote, Swadlincote



4



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Guide price £460,000



## Key Features

- Four Bedroomed Detached Home
- Large Plot
- Integral Garage
- Extensive Living Dining Kitchen
- High Specification Throughout
- Popular Location
- EPC rating B
- Freehold





Newton Fallowell are pleased to be able to offer for sale this immaculately presented modern four bedroomed detached property in the desirable village of Overseal. Offering up to 1802 sq ft this larger than average home offers fantastic living space. In brief the accommodation comprises: - entrance hall, lounge, dining room, living dining kitchen, utility room, guest cloak room and on the first floor a landing leads to four bedrooms, en-suite to master bedroom and family bathroom. Outside the property boasts a large plot with a great sized rear garden which is immaculately landscaped with Indian stone patio and tiered lawn. To the front is a driveway which leads to an integral garage which is sectioned to include a gym. Viewings are advised to appreciate the size and high quality fixtures and fittings of this property.

#### Accommodation In Detail

Frosted composite double glazed door leading to:

#### Entrance Hall 5.85m x 2.75m (19'2" x 9'0")

having fitted smoke alarm, thermostat for central heating, staircase rising to first floor, understairs storage cupboard, one central heating radiator and LVT wood effect flooring.

#### Lounge 5.85m x 2.96m (19'2" x 9'8")

having log burner with granite hearth and surround, BT, tv aerial and satellite points, one central heating radiator, LVT wood effect flooring, Upvc double glazed window to front elevation with fitted shutters and frosted double wooden doors leading to:

#### Dining Room 3.54m x 3.69m (11'7" x 12'1")

having tv aerial point, one central heating radiator, LVT wood effect flooring, Upvc double glazed French doors leading out to rear patio with built-in blinds.

#### Dining Living Kitchen 8.49m x 3.60m (27'11" x 11'10")

featuring:

#### Kitchen Area

having range of base and eye level shaker style units with chrome handles, 20mm quartz work top with upstand, breakfast bar, Samsung electric oven, Samsung microwave, four ring induction hob with extractor over, integrated Hotpoint dishwasher, integrated Samsung fridge and freezer, undercounter sink and drainer with chrome mixer tap, and undercounter lighting.

#### Living Dining Area

having breakfast bar, tv aerial point, three central heating radiators and Upvc double glazed windows to side and rear elevations, LVT wood effect flooring, Velux electrically controlled window, Upvc double glazed French doors leading out to rear patio with built-in blinds.

#### Utility Room 2.23m x 1.57m (7'4" x 5'2")

having low level storage unit with granite effect roll top work top, composite sink and drainer with chrome mixer tap, space for washing machine and tumble dryer, Worcester Bosch combination gas fired boiler and extractor fan.

#### Guest Cloak Room 2.23m x 0.85m (7'4" x 2'10")

having low level wc, half vanity hand basin with chrome mixer tap and built-in storage under, quartz shelf and upstand, fitted extractor fan, one central heating radiator and LVT wood effect flooring.

#### On The First Floor

#### Landing

having fitted smoke alarm and storage cupboard with shelves and one central heating radiator.

#### Master Bedroom 4.81m x 3.55m (15'10" x 11'7")

having built-in bespoke double wardrobes, further wardrobe over stairs, tv aerial point, controls for central heating, one central heating radiator, carpet to floor and Upvc double glazed windows to front elevation.



#### **En-Suite 2.23m x 1.82m (7'4" x 6'0")**

having low level wc with hidden cistern, mounted hand basin with chrome fittings, quartz shelf, built-in storage, tiled splashback, fully enclosed shower cubicle with glass sliding door and thermostatic waterfall shower, built-in shelf, extractor fan, wall mounted chrome heated towel radiator, shaver point, downlighters and stone effect flooring.

#### **Bedroom Two 3.55m x 3.69m (11'7" x 12'1")**

having bespoke fitted double wardrobe, one central heating radiator, tv aerial point, carpet to floor and Upvc double glazed window to rear elevation.

#### **Bedroom Three 3.78m x 3.60m (12'5" x 11'10")**

having bespoke double wardrobe, tv aerial point, one central heating radiator and Upvc double glazed window to rear elevation.

#### **Bedroom Four 3.43m x 2.80m (11'4" x 9'2")**

having built-in storage cupboard, one central heating radiator, carpet to floor and Upvc double glazed window to front elevation.

#### **Family Bathroom**

having low level wc with hidden cistern, work top mounted wash basin with chrome mixer tap, built-in storage, P-shaped bath with glass shower screen and electric shower, full tiling complement to bath area and half tiling around sink and toilet, fitted shaver point, electric wall mounted mirror, downlighters, wall mounted chrome heated towel radiator, stone effect flooring and frosted Upvc double glazed unit.



## Outside

To the front of the property is a walled block paved driveway providing parking for up to three vehicles, there is an oak framed storm porch. To the rear is a large tiered garden with a great sized Indian stone patio providing a good seating and bbq area, red brick retaining wall and steps lead to the second tier of the garden which is mainly laid to lawn with mature plants and bushes. The garden is fully enclosed by a concrete post and gravel board fence. There is a rear accessible garden gate and side gates to both sides.

## Integrated Garage 6.00m x 2.75m (19'8" x 9'0")

Split into Gym an storage space - having electric up and over garage door, composite entrance door to side elevation, fitted smoke alarm, isolator and meter for the solar panels.

## Services

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

## Measurement

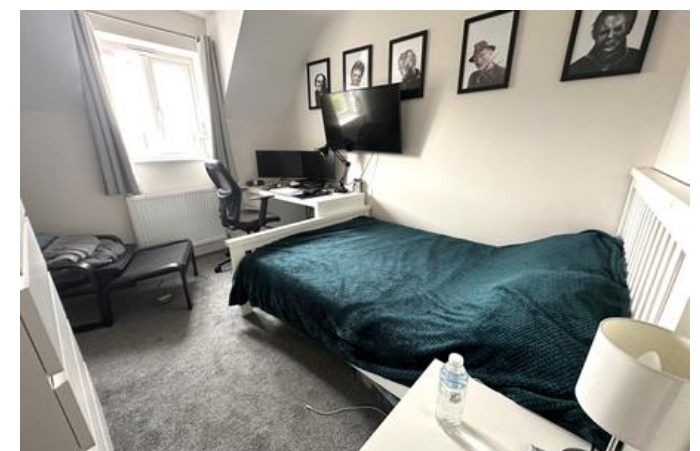
The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

## Tenure

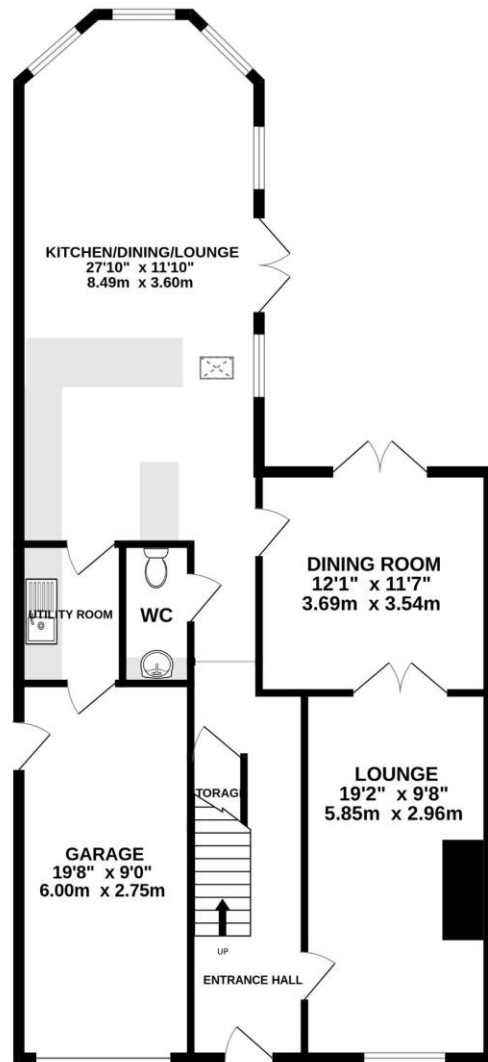
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

## Note

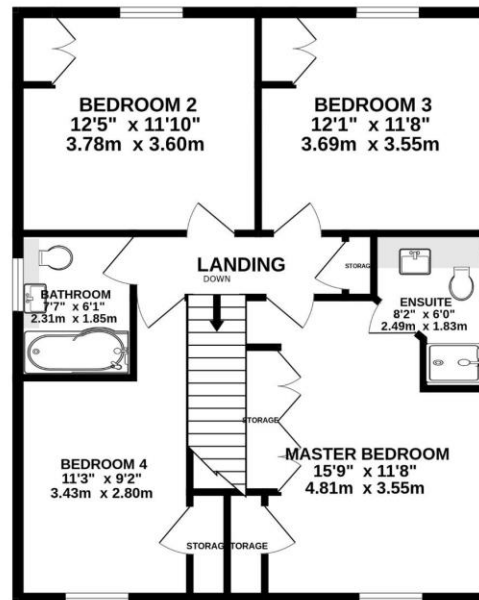
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.



**GROUND FLOOR**  
1040 sq.ft. (96.7 sq.m.) approx.



**1ST FLOOR**  
762 sq.ft. (70.8 sq.m.) approx.



**TOTAL FLOOR AREA : 1802 sq.ft. (167.4 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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