



**23 Ferny Close**  
**Overseal, Swadlincote, DE12 6NU**  
**Reduced to £350,000**

**lizmilsom**  
**properties** 



## 23 Ferny Close, Overseal, Swadlincote, DE12 6NU

**\*\* LIZ MILSOM PROPERTIES \*\*** are delighted to present this impressive **FOUR BEDROOM** Detached Family Home, offered with **NO UPWARD CHAIN**, located in the sought-after village of Overseal. The property enjoys a great size plot on The Acres development built by Cameron Homes. Internally, the home offers a welcoming entrance hallway, a spacious Lounge, Ground Floor WC and a large open-plan fitted Kitchen Living area with a separate Utility. Upstairs, there are four generous-sized Bedrooms, including a Master with an En-suite shower room, along with a modern Family Bathroom. The property also features a single **GARAGE**, **OFF-ROAD PARKING**, and a fully enclosed rear garden with a patio. This beautifully home must be viewed to appreciate the location, condition and all that it has to offer! EPC Rating "B"/Council Tax Band "D". This fantastic home is not to be missed! **CALL TODAY.....**

- 4 Bed Detached Family Home In a Village location
- Spacious Lounge
- 4 Generously Sized Bedrooms
- Great Size SOUTH-FACING rear garden
- Offered with NO UPWARD CHAIN
- Splendid Kitchen Diner/ Living Area with Utility
- Useful Ground floor Guest Cloaks/ Wc
- Family Bathroom & EnSuite
- Driveway & Garage provides plenty of Ample Parking
- EPC: B/ TAX BAND: D



**Location**

Situated at the heart of the popular South Derbyshire village of Overseal, in The National Forest, the property is conveniently placed for access to all the village amenities, including the excellent primary school, village hall, Post Office, local convenience store and Public house, along with the numerous walks and activities on offer in the National Forest including the well known Conkers Overseal is also well placed for access to the motorway network (M42/M1/M6), making it a central and ideal commuter base.

**Overview**

Upon entering the property you are greeted by the central hallway where there are doors off to the useful contemporary guest cloakroom, Spacious Lounge, Kitchen Dining area and a staircase leads to the first floor living space.

To your left, is the open plan Kitchen living area, a generously sized space. The kitchen itself is fitted with a large array of contemporary units and integrated appliances such as dish washer, fridge/freezer ,oven & hob.. Perfect for friends and family gatherings. Dual aspect windows and French doors flood the room with plenty of natural light.

Set within the kitchen is a utility with space and plumbing for washing machine, alongside another useful storage cupboard.

The Spacious Lounge lounge is an excellent through room with dual aspect windows and has French double doors leading out onto the south facing garde.

Upstairs on the first floor, you will find there are four great sized bedrooms. Bedroom One has the added benefit of a fitted wardrobes & a contemporary en suite shower room and the other bedrooms share the use of a family bathroom, finished in white with attractive wall tiling.

**The accommodation measurements :-**

**Splendid Kitchen Living/Dining Area**

23'0 x 17'5 (7.01m x 5.31m)

**Utility**

4'6 x 3'4 (1.37m x 1.02m)

**Downstairs Guest Cloaks/WC**

**Spacious Living Room**

19'1 x 10'9 (5.82m x 3.28m)

**First Floor Stairs & Landing**

**Bedroom One**

13'4 x 10'5 (4.06m x 3.18m)

**En Suite**

**Bedroom Two**

10'8 x 9'8 (3.25m x 2.95m)

**Bedroom Three**

10'8 x 9'1 (3.25m x 2.77m )

**Bedroom Four**

10'5 x 9'8 (3.18m x 2.95m)

**Family Bathroom**

**Outside**

Outside, the property has a driveway to the side providing plenty of off road parking and access to the garage. Side access leads to the delightful rear garden and here you will find there is a patio area and extensive gardens, larger than average for a new build property. Laid mainly to lawn, enjoying great privacy and plenty of sun with it being a South Facing garden

**Viewing Strictly Through Liz Milsom Properties**

To view this lovely property please contact our dedicated Sales Team at LIZ MILSOM PROPERTIES.

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Available:

9.00 am – 6.00 pm Monday, Tuesday, Wednesday

9.00 am - 8.00 pm Thursday

9.00 am - 5.00 pm Friday

9.00 am – 4.00 pm Saturday

Closed - Sunday

CALL THE MULTI-AWARD WINNING AGENT TODAY

**Special Notes**

Agents note: The development is subject to an annual green space charge for its maintenance and upkeep which we understand to be approximately £160 per annum

**Tenure**

Freehold - with vacant possession on completion. Liz Milsom Properties Limited 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.

**Services**

Water, mains gas and electricity are connected. The services, systems and appliances listed in this specification have not been tested by Liz Milsom Properties Ltd 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.

**Disclaimer**

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

LMPL/LMM/EMM/21.02.2025/1



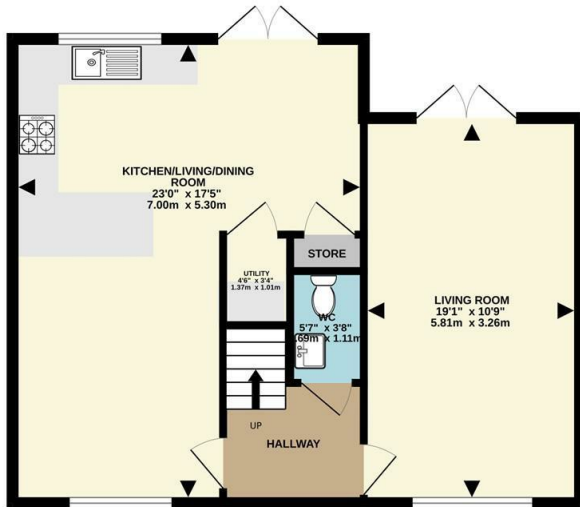




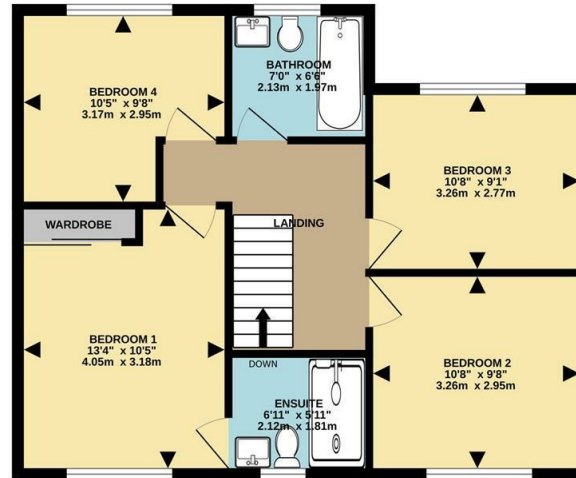
## Directions

For Sat Nav purposes use the postcode DE12 6NU

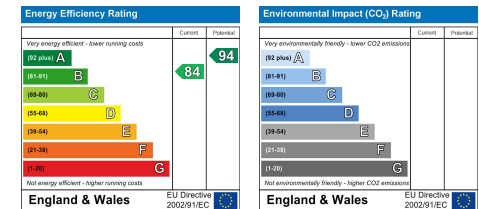
GROUND FLOOR



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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## COUNCIL TAX

Band: D

The vendor informs us that the property is Freehold, however we have not inspected the title deeds. We would advise you consult your own solicitor to verify the tenure.



## THE TEAM

Liz and her team, who are dedicated and strive to provide you with excellent service.... And REMEMBER we are only a phone call or click away.

## GENERAL INFORMATION

NOTE: Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance to view the property.

## MONEY LAUNDERING

All Estate Agents are required by Law to check the identification of all Purchasers prior to instructing solicitors on an agreed sale and for all Sellers prior to commencing marketing a property. Suitable forms of ID include new style Drivers Licence and signed Passport.

## THE NATIONAL ASSOCIATION OF ESTATE AGENTS (NAEA)/THE PROPERTY OMBUDSMAN SCHEME

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There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.



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