



Bramble Grange, 1 Moira Road, Overseal, Derbyshire, DE12 6JB

HOWKINS &  
HARRISON



Bramble Grange,  
1 Moira Road, Overseal,  
Derbyshire, DE12 6JB

Guide Price: £600,000

Located within the heart of this popular National Forest village, a substantial detached home providing an abundance of versatile living accommodation as well as an additional two bedroom annexe. In total amounting to over 2600sqft, arranged over two floors the property briefly comprises:- three good sized reception rooms, breakfast kitchen, utility and study. To the first floor there are three bedrooms and two bathrooms, in addition the self contained annexe also offers two further bedrooms as well as its own lounge, kitchen and bathroom. Externally you will find an integral double garage, ample parking and enclosed gardens.

#### Features

- Versatile detached family home
- With self contained two bed annexe
- Ideal multi generational living or income source
- 5 bedrooms and 4 bathrooms in total
- Double garage and parking
- Wrap around, low maintenance gardens
- Excellently location for commuting and road links





## Location

Overseal village, located in the parish of South Derbyshire, is situated approximately 3 miles south of Swadlincote and 4.5 miles west of Ashby de la Zouch. The village is located on the A444 with road links to Burton upon Trent and the A42/M42 road junction with East Midland conurbations beyond. The village is well served with amenities including, open parkland with play area, Co-op mini supermarket, public house, garage, village hall and bowling green, two churches and a primary school with a 'Good' OFSTED rating.

In addition to the local amenities Overseal village is on the fringe of the National Forest, conveniently accessed via Conkers National Forest Centre and associated walks and cycle tracks.

## Tavel Distances

Ashby de la Zouch - 4.6 miles

Tamworth - 11.3 miles

East Midlands Parkway Station - 22.0 miles

Birmingham Airport - 25.7 miles



## Accommodation Details - Ground Floor

From the front elevation the property leads immediately into the first of the three ground floor reception rooms, with a feature fireplace this versatile room is currently used a dining hall but could easily lend itself to additional lounge or snug, having a door to the rear access and staircase rising off to the first floor. A further doorway leads into the main reception lounge with double doors opening into a good sized conservatory with windows and doors onto the landscaped rear garden. A third reception room is also accessed from the lounge and would make an ideal ground floor bedroom or games room. To the left of the dining room/entrance is a fitted breakfast kitchen with a separate utility room off. A generous lobby area with ample storage then gives access to a four piece ground floor bathroom and finally there is a study room with door to rear access.

## Self contained Annexe

A door from the games room provides access into the integral double garage which in turn flows through to the additional annexe. This space provides the perfect area for multi generational living or a source for additional income in the form of Airbnb. Offering two generously sized bedrooms, the annexe has its own living room, kitchen and three piece family bathroom. Externally the annexe is quite private with a patio and hot tub area.

## First Floor

A straight flight staircase rises from the dining/hall leads onto the first floor landing which provides access to three bedrooms and two bathrooms. The principal bedroom is a sizeable room with built in storage and benefits from its own en-suite shower room, the two remaining bedrooms are also double in size and are serviced by a three piece family bathroom.











## Outside

Outside the property can be accessed over a private driveway which leads to a secure parking apron providing off road parking for a number of vehicles. The gardens themselves have multiple paved patio areas, one of which is currently occupied by a hot tub but would be ideal for seating. There is also a lawned area with mature borders. To the rear of the patio is a landscaped area with detached summerhouse, shed and greenhouse.



A versatile detached property offering huge potential located in the heart of village life, close to excellent road transport links









## Viewing Arrangements

Strictly by prior appointment via the agents Howkins and Harrison on 01530 410930 Option 1

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

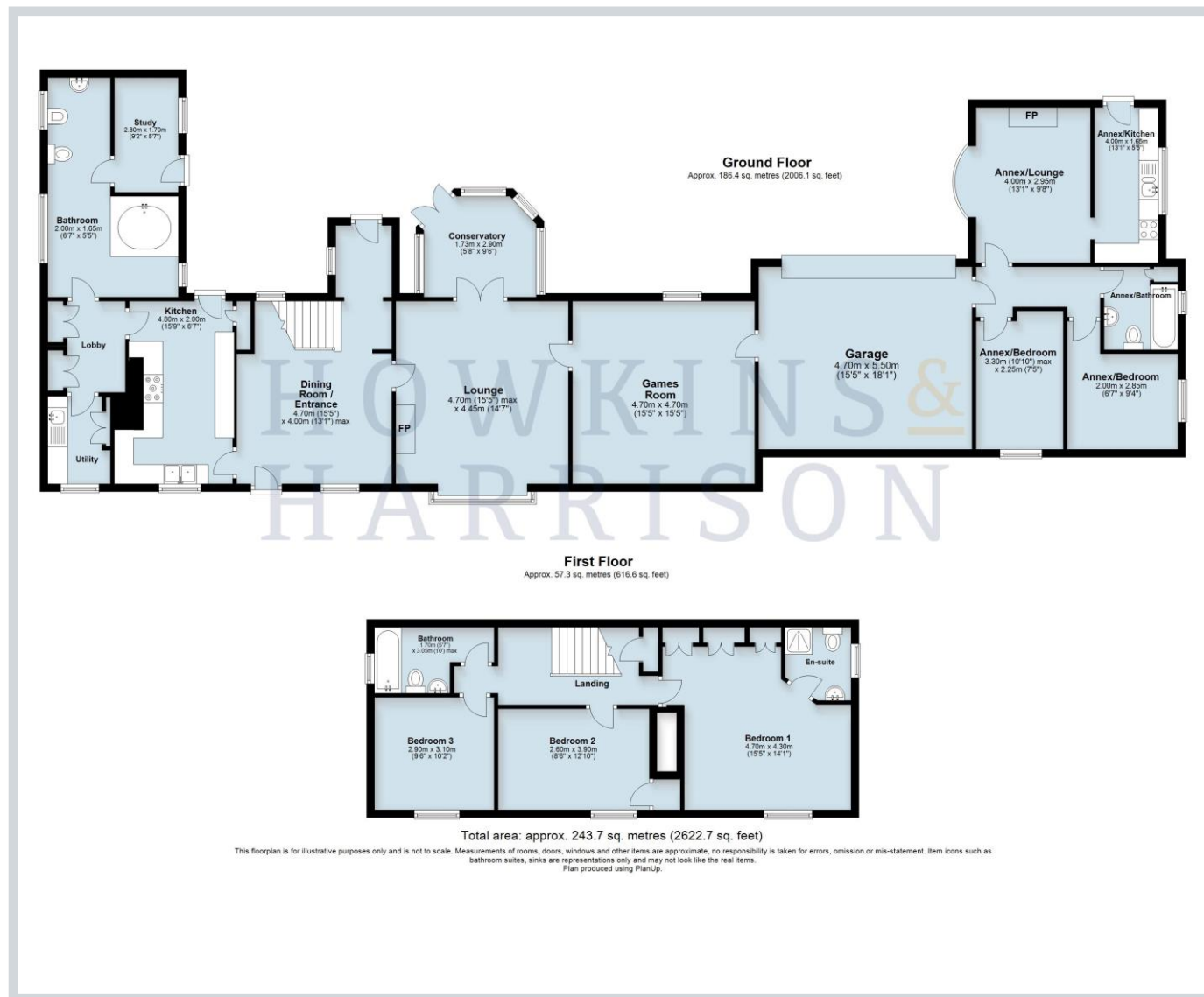
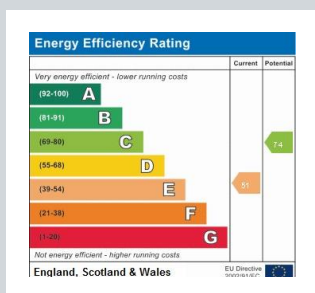
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

South Derbyshire District Council - [Tel.:01283-595795](tel:01283-595795)

## Council Tax

Band - C



## Howkins & Harrison

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