



219 Burton Road, Overseal, Derbyshire, DE12 6JN

HOWKINS &  
HARRISON

219 Burton Road,  
Overseal  
Derbyshire, DE12 6JN

Offers in excess of: £400,000

Located in the popular village of Overseal, this detached bungalow is ideally located for commuters and truly must be seen to be appreciated. Occupying a fantastic generous size plot the property briefly comprises of several versatile reception rooms, four versatile bedrooms, a well presented fitted kitchen and an immaculate four piece family bathroom. Externally there is off road parking for numerous vehicles and an impressive landscaped rear garden.

#### Features

- Substantial detached bungalow
- Generously sized private plot
- Two good sized reception rooms
- Four versatile bedrooms
- Finished to a high standard
- Sought after National Forest village
- Great commuters links via the A444/A42
- Air conditioned lounge/diner
- Internal viewing highly recommended



## 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 local amenities including local mini superstore, public house, garage and primary school with a 'Good' OFSTED rating.

In addition to 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. Also benefitting from nearby Youth Hostel.



## Accommodation Details

Accessed via a traditional entrance door the property opens up into a welcoming hallway providing access to all of the living accommodation. Leading from the front you are greeted with the principal bedroom which is a generous double room, further down the corridor are two further double bedrooms both of which have the potential of becoming a third reception room or home office/study. Situated to rear of the property is an open plan living/dining room that makes the perfect space for entertaining, a feature fireplace gives the room a cosy feel and patio doors to the rear allow access into the rear gardens. To complete you will find a modern fitted breakfast kitchen that benefits from an array of fitted units and integrated appliances and finally an immaculate presented four piece family bathroom.

A straight flight staircase rises up to the first floor where you can find an additional double bedroom with it's own en suite shower room.





## Outside

The property is set back from the road and offers a long gravelled driveway which provides ample parking for several vehicles with an additional large detached garage. Access to the side leads to the rear garden. The plot is a substantial size with large patio area, substantial lawned area, ideal for entertaining.



A superbly presented detached property occupying a generous plot in this much sought after residential village with excellent commuter links.





## Viewing Arrangements

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

## 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

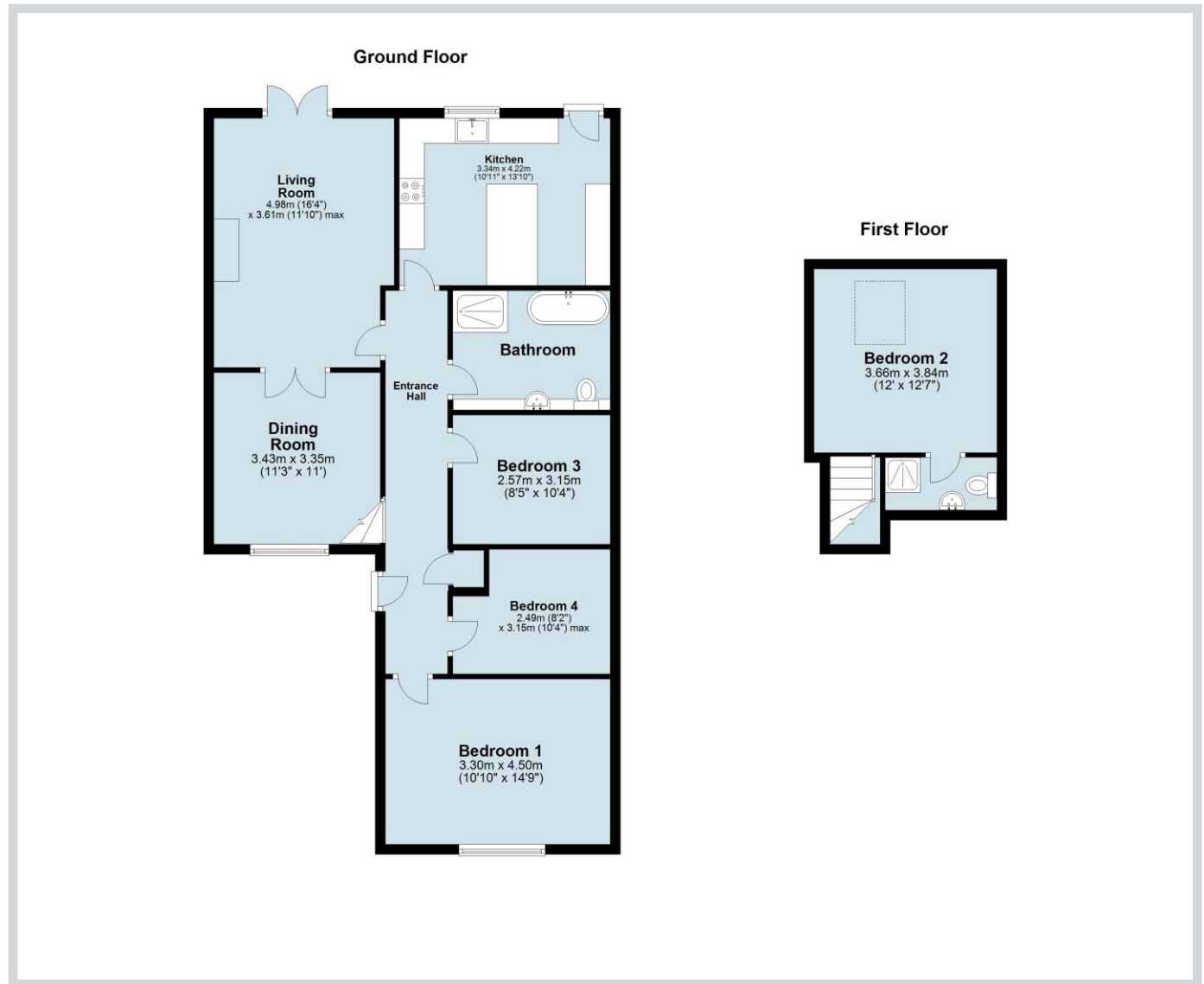
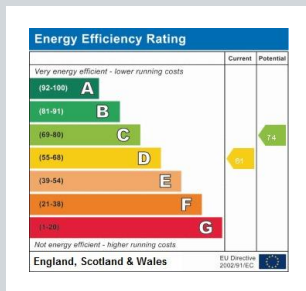
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

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

## Council Tax

Band - D



## Howkins & Harrison

58 Market Street, Ashby de la Zouch,  
Leicestershire LE65 1AN

Telephone 01530 410930  
Email [ashbyproperty@howkinsandharrison.co.uk](mailto:ashbyproperty@howkinsandharrison.co.uk)  
Web [howkinsandharrison.co.uk](http://howkinsandharrison.co.uk)  
Facebook HowkinsandHarrison  
Twitter HowkinsLLP  
Instagram HowkinsLLP

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



This document is made from fully recyclable materials.  
We are working on ways to move all of our products to recyclable solutions.