



Burton Road
Overseal Swadlincote



Burton Road Overseal Swadlincote DE12 6LQ

for sale offers over
£270,000



Property Description

Burchell Edwards are delighted to bring to market this fabulous period 4 bed detached family home, situated in the well-connected and highly desirable village setting of Overseal. Offered to the market with the benefit of no onward chain complications.

Dating back to the early 19th Century, this charming abode once served as a bakery and mill house for the local community, though a tasteful and comprehensive renovation has recently taken place whilst maintaining character features.

Due to the well-appointed position of the property, the only garden is to the front and right-hand side on approach, a well-maintained lawn and space for suntrap outdoor entertaining. To the left of the property is a driveway and carport, with gated side access for ample parking and storage.

Entry via the period front door leads to stairs to the first floor, below this is access to the brick-built cellar which features power and lighting and is continually used by the current vendors as storage.

The spacious kitchen-diner features a through log burner as a centrefold. A range of shaker-style wall and base units are inkeeping with the feel of the home, along with the Rangemaster gas cooker and exposed beams. The front reception room has a log burner in a charming fireplace, as well as large windows over the front and side elevation. A guest cloakroom completes the ground floor.

To The 1st floor, 4 double bedrooms and a family bathroom are presented to a high standard. Viewing strongly advised.

W.C

Double glazed window to rear elevation, W.C, wash hand basin, exposed brick, central heating radiator, built in storage, stone flooring, spotlights and tiling to splash prone areas.

Lounge

11' 10" x 18' 8" (3.61m x 5.69m)

Double glazed bay window to side elevation, double glazed window top front elevation, log burner, carpet and central heating radiator.

Kitchen/ Diner

23' 2" x 14' 11" (7.06m x 4.55m)

Two double glazed windows to front elevation with blinds, a range of wall and base units with work surface over incorporating a sink with drainer unit, exposed beams, lug burner, stone flooring, spotlights, dishwasher, washing machine, Rangemaster double gas cooker, tiling to splash prone areas and extractor.

Landing

Carpet, loft access and verticle central heating radiator.

Bedroom One

14' 11" x 11' 5" (4.55m x 3.48m)

Double glazed window to rear elevation with oak shutters, double glazed window to front elevation with blinds, carpet and central heating radiator.

Bedroom Two

.9' 2" x 11' 9" (2.79m x 3.58m)

Double glazed window to side elevation with blinds, central heating radiator, carpet and built in storage wardrobe.

Bedroom Three

11' 11" x 9' 3" (3.63m x 2.82m)

Double glazed window to side elevation with blinds, central heating radiator, carpet and storage cupboard housing central heating boiler.

Bedroom Four

11' 3" x 8' 1" (3.43m x 2.46m)

Double glazed window to front elevation, verticle central heating radiator, carpet and built in wardrobes.

Bathroom

Double glazed window to rear elevation, rainfall shower over bath, W.C, wash hand basin, spotlights, vinyl flooring, storage, extractor and tiling to splash prone areas.

Loft Space

Insulated.

Rear Garden

Laid to lawn, walls to boundaries, pebble and gravelled space.

Front Garden

Driveway providing off road parking.

Cellar

10' 3" x 15' 4" max (3.12m x 4.67m max)
Bricked flooring, central heating radiator and power.

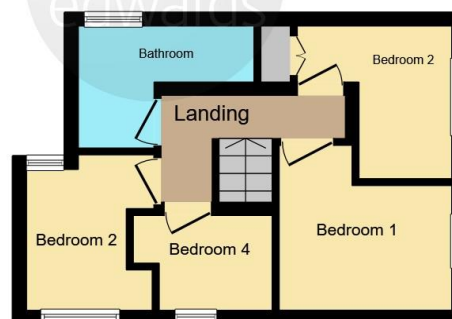








Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Burchell Edwards on

T 01283 530 169
E burton@burchelledwards.co.uk

Britannia House Station Street
BURTON-ON-TRENT DE14 1AN

EPC Rating: D

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/BUT209776



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BUT209776 - 0010