

Moira Road

Overseal, Swadlincote, DE12 6JB

John German





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£295,000

Deceptively sized and larger than average three storey, three double bedroom, two bathroom home extending to circa 1248 sq ft with a gorgeous open plan living dining kitchen and wonderful mature private gardens. Master bedroom runs across the top floor with dressing room/study and en suite. Viewing is a must.



Overseal is situated on the A444 about three miles south of Swadlincote, in South Derbyshire. A busy local village with lots going on including; a great village school, Church, local shops, great fish and chip shop and of course the pub! The convenience of the location is great with Junction 11 of the M42 close by for those wanting access to both Tamworth and Birmingham, coupled with the National Forest, Conkers, Moira Furnace and Hicks Lodge for families.

Viewing is strongly recommended to appreciate the standard of accommodation alongside the spacious nature of the property, deceptively sized from the roadside it sits back behind a double width paved driveway which provides off road parking and gated side access to the rear.

An entrance door opens into a reception hall with internal door taking you straight through into the well proportioned lounge, which has a front facing uPVC double glazed bay window, attractive flooring underfoot and connecting door through to an inner lobby, where stairs rise to the first floor and there is a useful guest cloakroom set to the side.

Next is the heart of the home, this is the feature open plan living dining kitchen. A contemporary open plan space where three rooms seamlessly blend into one providing modern living. The kitchen itself is amply fitted with base and wall mounted cabinets running along two sides of the room with complementary roll top work surfaces, with inset sink and mixer tap, there is a ceramic hob with hood above and oven set beneath, alongside integral dishwasher, wine chiller, washing machine, fridge and freezer. The kitchen also benefits from a water softener system. Tiled flooring runs throughout the room and into the dining and sitting areas where there is dual aspect windows and a useful understairs storage cupboard.

Climb the stairs to the first floor leading off this spacious landing you will find two double bedrooms alongside a stunning family bathroom which has not only an oversized quadrant shower, pedestal wash hand basin and WC, but also claw and ball roll top freestanding bath with mixer shower tap, natural stone tiling to the floor and walls. A truly lovely family bathroom.

Continue upwards onto the second floor and here you will find the master bedroom suite. There is two Velux double glazed skylights to the rear and adjacent to the bedroom is a dressing room/study area which in turn takes you to the en suite shower room which is fitted with corner quadrant shower, WC, pedestal wash hand basin and there is a tiled floor and tiling to two walls.

Outside, as previously mentioned the property has off road parking to the fore, with gated side access taking you around to a beautifully landscaped mature garden with two stone paved patio areas and a winding pathway which leads you between lawns with maturely planted flowering borders with a variety of mature trees and shrubs, alongside timber shed set at the bottom of the garden. The gardens really are a beautiful feature of this home enjoying a great degree of privacy.

Agents note: The property is located in an ex mining area

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Standard **Parking:** Driveway **Electricity supply:** Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: South Derbyshire District Council / Tax Band C

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA09072024







Ground Floor



Floor 1



Floor 2


Approximate total area⁽¹⁾

1248.21 ft²
115.96 m²

Reduced headroom

140.94 ft²
13.09 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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