

# Kesbrook Drive

Overseal, Swadlincote, DE12 6NS

John  
German









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Overseal, Swadlincote, DE12 6NS

£289,950

**A beautifully presented village home in a sought-after location designed for modern family living. This property offers spacious interiors, stylish finishes and a stunning landscaped garden with a sunny southerly aspect and country walks nearby.**

John German 

## Overseal, Derbyshire – A Picturesque Village with a Warm Community

Located in the heart of the National Forest, surrounded by beautiful countryside, Overseal remains well-connected. Just 4 miles from Swadlincote, it provides easy access to Ashby-de-la-Zouch, Burton upon Trent, and Tamworth. The nearby A444 and M42 ensure smooth commuting to Birmingham, Leicester, and Nottingham. Surrounded by lush woodlands and scenic trails, Overseal is perfect for those who love the outdoors. Nearby attractions include the Conkers Discovery Centre, Rosliston Forestry Centre, and Moira Furnace Museum, offering plenty of opportunities for exploration and family outings.

**Ground Floor:** Step inside through the welcoming entrance door into the spacious reception hallway where a turning staircase leads to the first floor. A fully tiled guest cloakroom is conveniently located off the hallway, fitted with a WC and wash hand basin.

To your right, the inviting living room boasts a front-facing UPVC double-glazed window, allowing natural light to pour in. A feature fireplace serves as the focal point, adding warmth and character to the space.

Stretching across the entire width of the property, the stunning open-plan kitchen dining room is perfect for entertaining and social gatherings. The kitchen is fitted with soft cream base and wall-mounted cabinetry, complemented by stylish countertops and flooring. It includes a gas hob with a stainless steel splashback and extractor, oven below and designated spaces for a dishwasher and fridge freezer. The dual-aspect room is bathed in natural sunlight due to its southerly-facing orientation, with French double doors leading out to the beautifully landscaped rear garden.

A separate utility room is an added bonus, providing additional storage cabinetry and spaces for a washing machine and tumble dryer. The gas-fired central heating boiler is also housed here, with a UPVC glazed door offering access to the garden.

**First Floor:** A spacious central landing leads to three well-proportioned bedrooms, with bedrooms two and three offering lovely views over the rear garden. The master bedroom is generously sized and benefits from a private ensuite shower room, featuring a corner quadrant shower with stylish panel walls, a rainfall dual showerhead, wash hand basin, WC, full-height tiling, and a tall chrome ladder-style towel radiator.

The modern family bathroom is equally impressive, fitted with a white suite, including a panel bath with glazed screen, shower with rainfall showerheads, pedestal wash basin, WC, and a sleek ladder-style towel radiator.

**Outside:** The property benefits from driveway providing off road parking with a gated side access. Step into a stunning landscaped rear garden, complete with Indian stone patio areas, an artificial lawn, maturely planted borders, and a variety of fruit trees and climbing roses. A shady pergola provides the perfect retreat on hot summer days.

**Agents notes:** The property is located in an old mining area. Green space charge for maintenance of communal areas, currently £29.82 pcm

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

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

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

**Broadband type:** Fibre 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](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/20022025









Ground Floor

Approximate total area<sup>(1)</sup>

881.23 ft<sup>2</sup>

81.87 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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#### Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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