

Poplar Close

Overseal, Swadlincote, DE12 6JQ

John German





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£525,000

A showroom home, beautifully presented throughout, and in immaculate condition, with a good size private south facing garden, double garage and ample parking, situated on a private road within a highly sought after exclusive residential development.

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This property would make an ideal purchase for professional couples, families or those wishing to downsize.

The property is located within easy reach of a wide range of local amenities, including good primary and secondary schools, supermarkets, independent shops, boutiques, pubs and restaurants. Nature lovers and outdoor enthusiasts will appreciate the abundance of nearby green spaces, perfect for walking and cycling.

Commuters will benefit from excellent transport links with easy access to the M42 and A444, regular bus service, and Burton-on-Trent Railway Station, only 20 minutes away by car, providing links to London, Cardiff and Nottingham. East Midlands Airport is only 25 minutes away by car.

Accommodation comprises; four bedrooms, en-suite, family bathroom, ground floor W.C., utility room, lounge, study/snug and open plan kitchen/dining/family room.

Externally, the rear garden is of good size, south facing, very private, and has been beautifully landscaped to provide a perfect space for relaxing or entertaining. The double garage is accessed via the ample driveway, which can accommodate four vehicles comfortably, or via rear door from the side of the home.

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 & double garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

Broadband type: 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 E

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

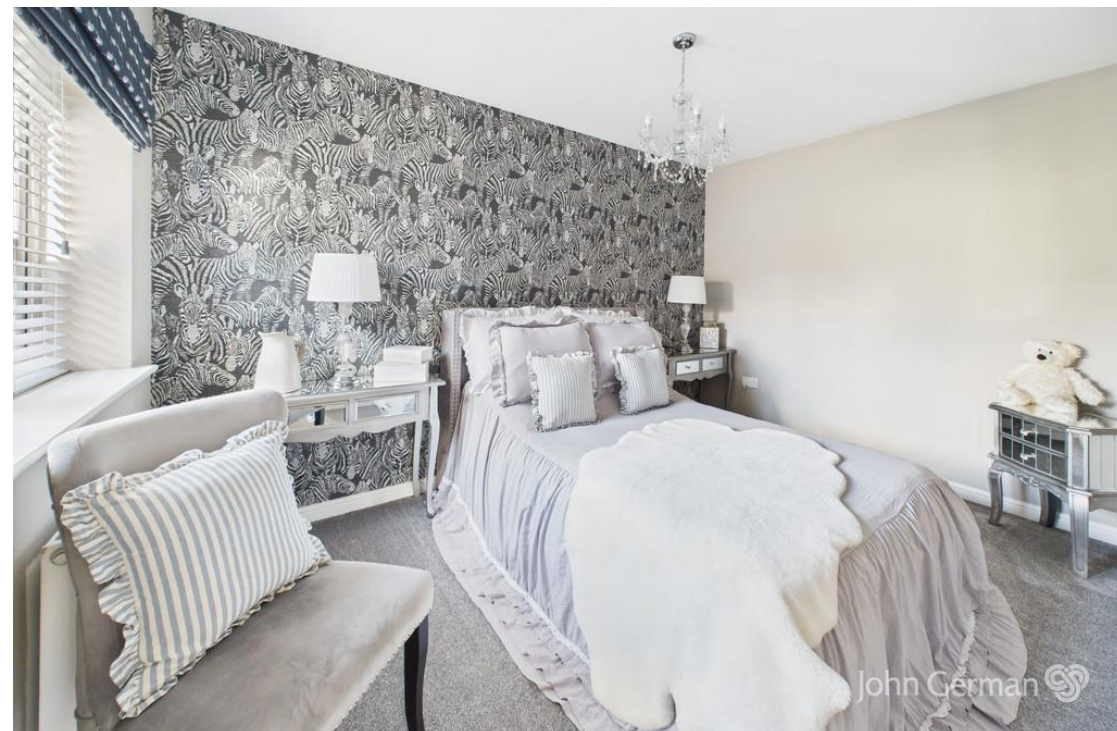
www.southderbyshire.gov.uk

Our Ref: JGA/01102025

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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.





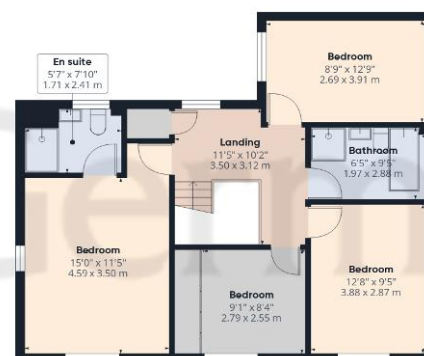


Ground Floor

Approximate total area⁽¹⁾

1858 ft²

172.8 m²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

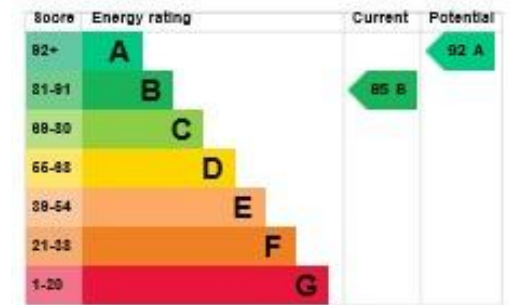
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Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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