



Coronation Street

Overseal, Swadlincote, DE12 6LH

£199,950

Property Features

- Two-bedroom semi-detached home
- Convenient ground floor shower room
- Highly sought after Overseal location
- Bedroom One with private en-suite
- Two separate reception rooms
- Two generously sized bedrooms
- Well-proportioned living accommodation
- Extensive rear garden with patio and lawn
- Fitted kitchen
- Neutral interior offering scope to personalise

Full Description

Situated within the highly sought after area of Overseal, this two-bedroom semi-detached home offers a surprisingly generous and versatile arrangement of accommodation across two floors. The property combines two separate reception rooms with a fitted kitchen, ground floor shower room, two well-proportioned bedrooms and the considerable benefit of an en-suite to Bedroom One.

The home is neutrally presented throughout, providing a bright and welcoming interior that is ready for a new owner to make their own. Outside, the property is complemented by an extensive rear garden, with a paved area immediately behind the house opening onto a long lawn bordered by established greenery.

THE FORE

The property occupies a traditional semi-detached position, with an attractive red-brick frontage that gives the home plenty of character. A small enclosed frontage separates the house from the pavement, while the entrance provides direct access into the living room.

Its established residential setting and traditional appearance create an appealing first impression, while the layout behind the facade offers considerably more accommodation than may initially be expected.

GROUND FLOOR

The living room sits at the front of the property and provides a comfortable reception space, with a front-facing window bringing natural light into the room. From here, the accommodation continues through to a separate sitting room, creating two distinct living areas and giving the ground floor excellent flexibility for relaxing, entertaining or creating separate family spaces.

Beyond the sitting room is the fitted kitchen, arranged with a range of storage units and work surfaces. Continuing



towards the rear is a useful ground floor shower room, a particularly convenient addition to the accommodation and a feature that complements the facilities upstairs.

LIVING ROOM

11' 5" x 10' 4" (3.48m x 3.15m)

SITTING ROOM

11' 6" x 11' 2" (3.51m x 3.4m)

KITCHEN

5' 9" x 8' 9" (1.75m x 2.67m)

SHOWER ROOM

5' 6" x 10' 2" (1.68m x 3.1m)

FIRST FLOOR

The first floor is home to two generously proportioned bedrooms. Bedroom One occupies the rear portion of the floor and benefits from its own en-suite, providing a private facility rarely found within a traditional two-bedroom home and adding a real sense of practicality to the principal bedroom.

Bedroom Two is positioned towards the front and offers another well-sized room with ample flexibility for bedroom furniture. The arrangement works particularly well for a couple, small family or those wanting a dedicated guest bedroom or home-working space without compromising the main living accommodation.

BEDROOM ONE

11' 6" x 11' 3" (3.51m x 3.43m)

BEDROOM ONE EN-SUITE

6' x 8' 5" (1.83m x 2.57m)

BEDROOM TWO

11' 6" x 10' 2" (3.51m x 3.1m)

THE REAR

A particular strength of the property is the extensive rear garden, which provides an impressive amount of outdoor space. Immediately adjoining the house is a substantial paved patio, offering plenty of room for outdoor seating, dining and entertaining, with useful garden storage also positioned within this area.

Beyond the patio, the garden opens into a long and well-maintained lawn, with mature trees, shrubs and established planting adding greenery and character. Its generous



proportions provide plenty of opportunity for keen gardeners, families or anyone looking for a home with a sizeable outdoor space to enjoy.

ANTI MONEY LAUNDERING

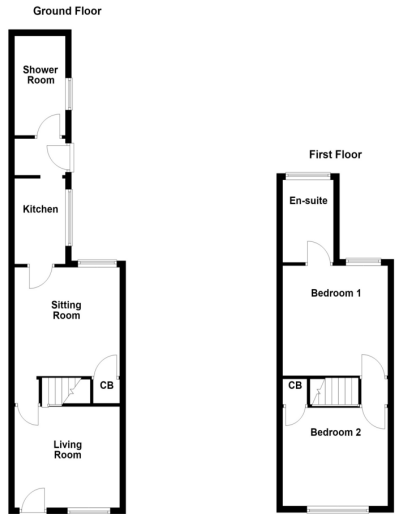
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

TENURE

We have been advised that this property is freehold however, prospective buyers are advised to verify the position with their solicitor / legal representative.

VIEWING

By prior appointment with Taylor Cole Estate Agents on the contact number provided.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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