Acresford View

Overseal, Swadlincote, DE12 6LA




John German

Acresford View

Overseal, Swadlincote, DE12 6LA

£499,000



This superb bungalow features an abundance of space on a superb plot on a small development of three bungalows with a large drive, double garage and a superb three/four bedroom layout together with two large reception rooms, breakfast kitchen and utility in a lovely village setting.

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Discretely located on Acresford View just off Moira Road is this lovely bungalow in the popular Derbyshire village of Overseal, perfectly placed for getting outdoors with countryside walks and trails in the National Forest. There is a village primary school ideal for family buyers, local Co Op store and pub all in walking distance together with easy access to the A42/M42.

Set behind a large block drive with to front and side leading to a detached double garage, parking is plentiful and the garage is ideal for car enthusiasts.

The hall provides an impressive entrance setting the tone with a feeling of space with high ceilings, with stairs and doors leading off.

To the left is the lounge, a generously sized room with prep for a wall TV and window framing views to front.

The sitting room is again spacious with patio doors opening out to the gardens.

Across the hall is a well-appointed breakfast kitchen equipped with a range of units with an integrated oven, hob, fridge/freezer and dishwasher, plenty of space for a breakfast table, views to front and off the kitchen is a useful utility again with fitted units and additional built in storage together with a handy side door out to the drive.

On the ground floor there are three good sized bedrooms. The master is spacious and fitted with wardrobes and storage with rear garden views and a modern ensuite shower room.

The family shower room is impressive with a huge, glazed shower and fitted vanity units adding storage.

Off the hall is a door to the stairs to a loft conversion, a superb and spacious room with sky lights and access to loft space where the gas central heating boiler is located.

Outside, the rear gardens have a paved terrace ready for garden furniture, shaped lawns and established borders.

The detached garage has a remote up and over door with light and power points, a great space for car/motorbike enthusiasts, hobby space or just extra storage if needed.

Agents notes:
Buyers should note the loft was converted by a previous owner & the current owner who has been there for over 25 years does not have any paperwork/information relating to the loft conversion.
The bungalow is situated off a private drive serving four properties.
It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request.

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: Driveway & parking
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 E
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA13102026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

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.


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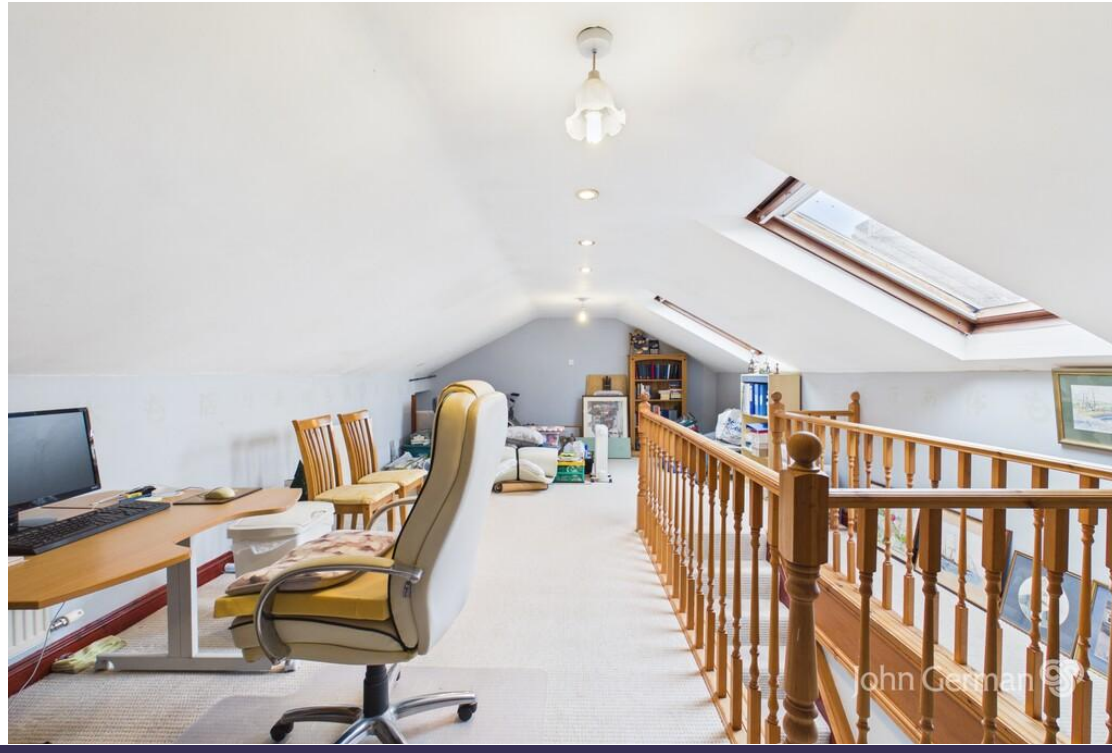



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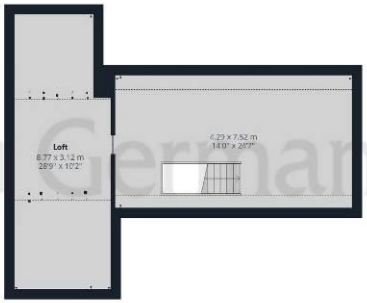

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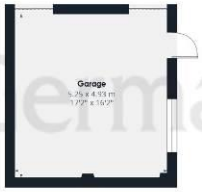

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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area(1)

206 m²

2218 ft²

Reduced headroom

23.4 m²

252 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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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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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