



41 Moira Road, Overseal, Derbyshire, DE12 6JB

HOWKINS &
HARRISON

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Overseal,
Derbyshire, DE12 6JB

Guide Price: £475,000

Offered to market with no upward chain this charming and unique three bedroom cottage dating back to circa 1700 is located within the popular National Forest village of Overseal. Having much more to offer than meets the eye, sitting on a plot of measuring 0.3 acres, with three storey accommodation totalling just under 2000sqft. In brief comprising, three generously sized reception rooms alongside a fitted breakfast kitchen and utility room. To the first and second floors, you will find three double bedrooms, an en-suite WC and a large family bathroom. Externally there is ample off road parking to the front elevation, a detached double garage/workshop and generous wrap around gardens.

Features

- Offered to market with no upward chain
- Envious 0.3 acre plot
- Character semi-detached cottage
- Heart of the National Forest village location
- Excellent location for commuters

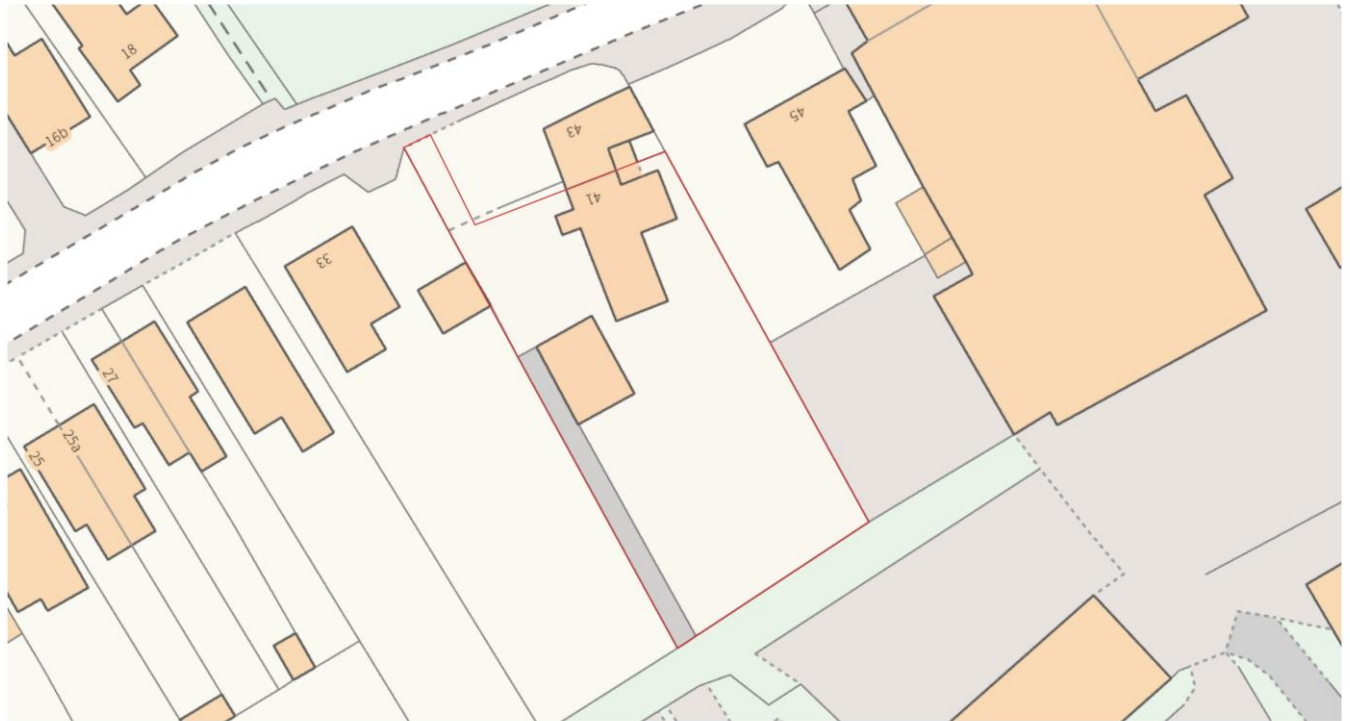


Location

Overseal village, located in the parish of South Derbyshire, is situated approximately 3 miles south of Swadlincote and 4.5 miles west of Ashby de la Zouch. The village is located on the A444 with road links to Burton upon Trent and the A42/M42 road junction with East Midland conurbations beyond. The village is well served with local amenities including local mini superstore, public house, garage and primary school with a 'Good' OFSTED rating.

In addition to local amenities Overseal village is on the fringe of the National Forest, conveniently accessed via Conkers National Forest Centre and associated walks and cycle tracks. Also benefitting from nearby Youth Hostel.

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Produced on Land App, Jan 23, 2025.



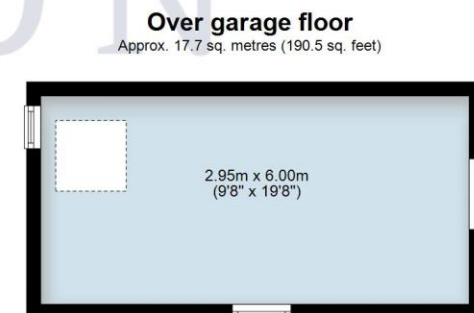
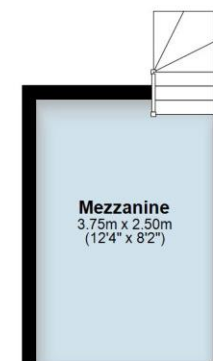
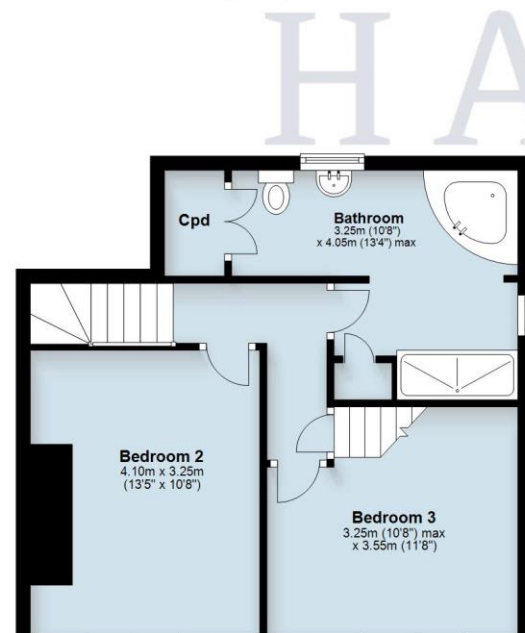
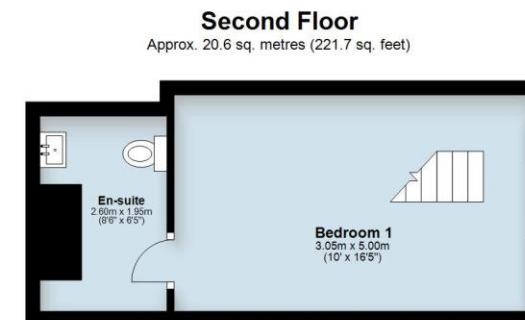
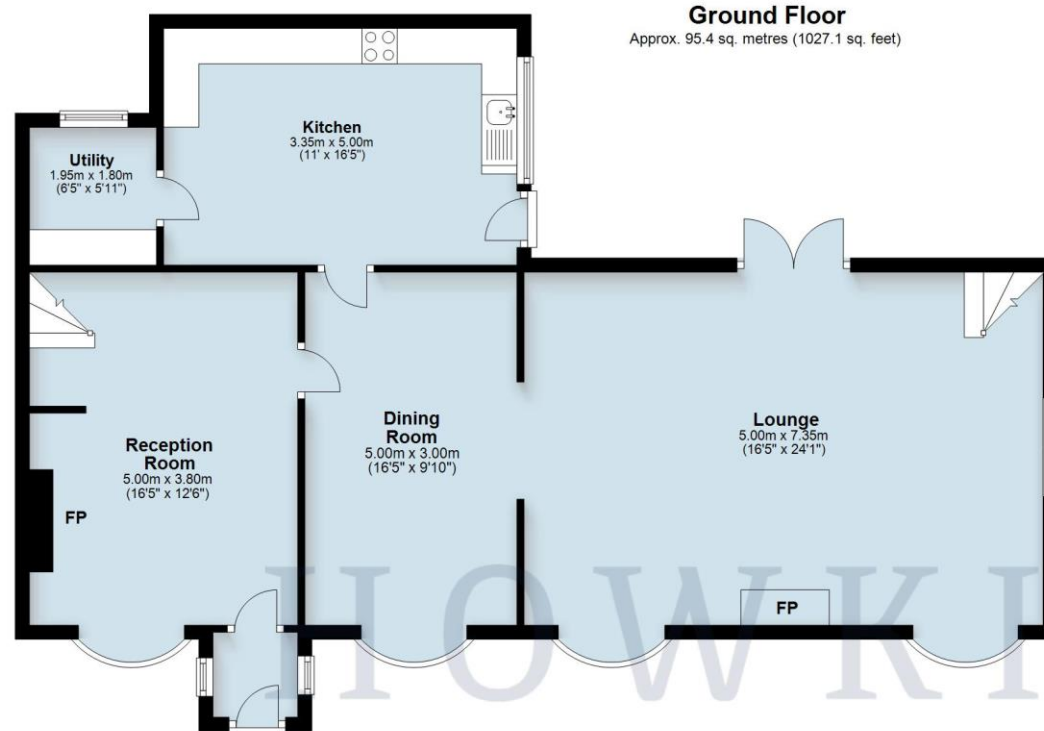
Accommodation Details - Ground Floor

Approached over a gravel driveway, a canopied entrance doorway leads into a small porch which in turn opens into a generous size reception room with feature fireplace and a single flight staircase rises to the first floor landing. To the right a doorway provides entry to the bay fronted formal dining room which provides opening into a size reception lounge with two bay windows to the front elevation, vaulted ceiling, double doors that overlook and open out into the rear gardens and a second staircase rising to the first floor. To the rear of the property is a fitted breakfast/kitchen and adjoining utility room.

First & Second Floors

Stairs lead from the ground floor reception room onto the first floor landing where doors provide access to two of the three bedrooms and family bathroom. Bedrooms two and three are both comfortable double rooms and overlook the front elevation, a modern four piece family bathroom services both bedrooms on this level.

A second staircase can be found along the landing and leads to the principal bedroom with en suite WC.





Outside

Externally the property offers off road parking to the front elevation in the form of a large gravel driveway, in addition there is also a large detached double garage that could be used for further parking or a home office/annexe (subject to the relevant permissions). Heading out to the rear you will find a mature cottage garden mainly laid to lawn with a variety of trees and bordering shrubbery.



Charming character cottage dating
back to circa 1700's

Viewing is highly recommended.





Viewing Arrangements

Strictly by prior appointment via the agents Howkins and Harrison on 01530 410930

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

South Derbyshire District Council - [Tel:01283-595795](tel:01283-595795)

Council Tax

Band - D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		



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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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