



**Forest View, Overseal, Swadlincote, DE12**

**£315,000**

**Bedrooms: 4 | Bathrooms: 2 | Receptions: 2**

**Spacious Four-Bedroom Detached Home | Desirable Village Location | Conservatory & Private Garden | Integrated Garage & Driveway**

Cadley Cauldwell are pleased to market this lovely 4 bed detached home. Nestled in the charming village of Overseal, this home offers comfortable and versatile living spaces, an impressive enclosed rear garden, and excellent parking facilities. It's perfectly positioned on a quiet cul-de-sac, offering a blend of peaceful village life with convenient access to local amenities and major road links.

Upon arrival, a welcoming frontage features a lawned area and a driveway providing private parking for two vehicles, access to the integral garage.

Step inside to an inviting Entrance Hall, leading to the main reception areas. The generously sized Lounge provides a wonderful space for relaxation and family gatherings. The separate Dining Room ideal for meals and entertaining. The well-appointed Kitchen offers ample space for culinary activities, while a convenient downstairs WC completes the ground floor's practical layout.

A superb addition to the home is the bright and airy Conservatory, offering a versatile space to enjoy garden views throughout the seasons – perfect for an additional living area, a play space, or a home office.

Upstairs, you will find four well-proportioned bedrooms. The Master Bedroom benefits from fitted wardrobes and its own private Ensuite, creating a tranquil retreat. Bedroom 2 also features practical fitted wardrobes. Two further bedrooms, offer flexible accommodation options. A contemporary family bathroom serves these bedrooms.

The Integral Garage provides secure parking or additional storage. The private rear garden is a true highlight, designed for low-maintenance enjoyment. It boasts a patio area for outdoor dining, an artificial lawn, and an attractive decked seating area, all complemented by mature beds and borders. Side access leads back to the front of the property.

Located in Overseal, this home enjoys proximity to the village school, local amenities, and excellent commuting links via the A444, A42, and M42.

Freehold/Council Tax Band D/EPC C.

We highly recommend viewing this lovely detached home to fully appreciate its appeal and village setting. Contact Cadley Cauldwell on 01283 217251 to arrange your appointment!







**Cadley Cauldwell**

**19 High Street, Swadlincote, Derbyshire**

**01283 217251**

[enquiries@cadleycauldwell.co.uk](mailto:enquiries@cadleycauldwell.co.uk)  
<https://www.cadleycauldwell.co.uk/>