



Squirrel Walk  
Overseal Swadlincote

burchell  
edwards

# Squirrel Walk

## Overseal Swadlincote DE12 6NP

for sale  
£250,000



### Property Description

Burchell Edwards are delighted to bring to market this well-finished and sizeable 3 bedroom Semi-Detached family home, situated on a lovely, private road in the desirable area of Overseal. The property welcomes you with a well maintained front garden containing a lovely lawn patch and spacious tarmac driveway to the side of the property, providing off road parking for multiple vehicles as well as pushing the property away from the road offering an aspect of privacy. Internally, the property has been finished to a beautiful standard throughout and offers a ground floor consisting of: a spacious lounge, a modernised kitchen/diner with plenty of storage space as well as an additional reception room with the property's conservatory which can be utilised in a multitud of ways. On the first floor of the property you will find: the master bedroom, which is a great sized double bedroom with integrated storage, a second double bedroom, a single bedroom as well as the property's main bathroom which has been finished to a tidy standard. Externally, the rear garden provides a truly peaceful setting which can be thoroughly enjoyed in the warmer months. With multiple decking seating areas and a generous sized artificial lawn patch, the garden presents a perfect relaxation area with a high level of privacy. Beyond the property, you are also greeted to beautiful countryside views which further enhance the privacy and quiet surroundings you have. Viewing of this amazing property is essential!

### Lounge

Wooden flooring, central heating radiator, pendant light, window to rear elevation, doors leading to conservatory.

### Kitchen/Diner

Tiled flooring, pendant light x2, window to front elevation, window to rear elevation, storage cupboard, cupboards over counters, integrated oven & hobs, stainless steel sink & drainer, plumbing for washer,

### Conservatory

Tiled flooring, pendant light, door to rear

garden, windows to rear elevation.

### Landing

Carpet flooring, window to front elevation, pendant light, loft access, storage cupboard.

### Bedroom One

Carpet flooring, window to rear elevation, pendant light, central heating radiator, built in double wardrobe.

### Bedroom Two

Wooden flooring, window to rear elevation, pendant light, central heating radiator.

### Bedroom Three

Wooden flooring, window to front elevation, pendant light, central heating radiator.

### Family Bathroom

Vinyl flooring, window to rear elevation, central heating radiator, low level flush W/C, hand wash basin, pendant light, shower over bath tub.

### Front Garden

Tarmac driveway providing off road parking and access to the property's garage, low maintenance front garden laid to lawn.

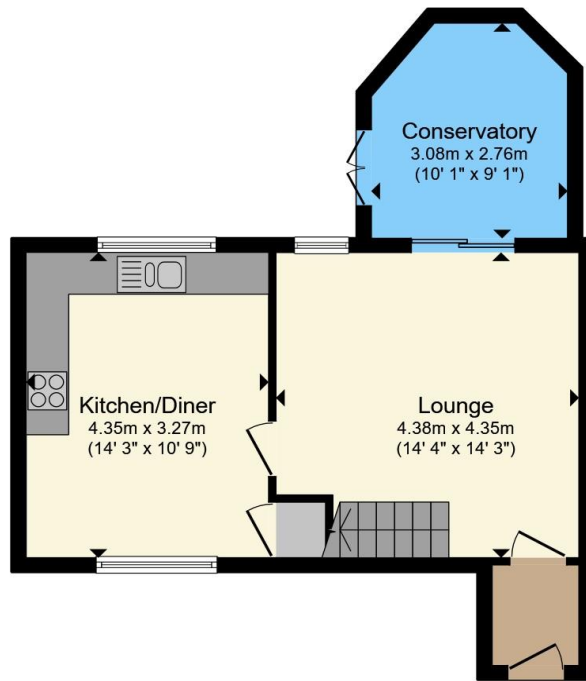
### Rear Garden

Enclosed rear garden, beautiful countryside views to rear, gate leading to front/drive/garage, decking seating area, artificial turf area,

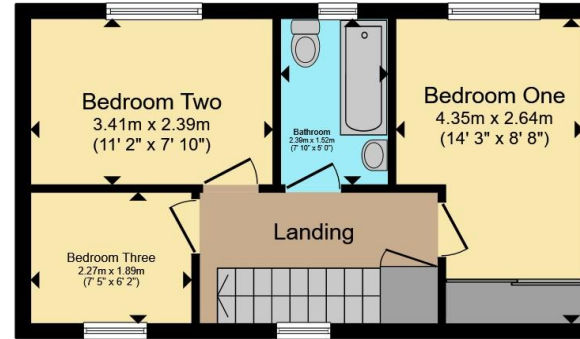








**Ground Floor**



**First Floor**

Total floor area 78.3 m<sup>2</sup> (843 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Burchell Edwards on

**T 01283 530 169**  
**E [burton@burchelledwards.co.uk](mailto:burton@burchelledwards.co.uk)**

Britannia House Station Street  
 BURTON-ON-TRENT DE14 1AN

EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

**check out more properties at [burchelledwards.co.uk](http://burchelledwards.co.uk)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.burchelledwards.co.uk](http://www.burchelledwards.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: BUT211471 - 0005