TAYLOR COLE
Estate Agent

Daisy Lane

£210,000

Overseal, Swadlincote, DE12 6JH

Property Features

- Family home in the highly sought after village of Overseal
- Spacious and versatile accommodation throughout
- Generous living room ideal for family living and entertaining
- Bright conservatory overlooking the rear garden
- Well fitted kitchen with ample storage and workspace
- Two well proportioned bedrooms
- Family bathroom fitted with a modern suite
- Allocated parking space to the front
- Detached garage offering additional parking or storage
- Private enclosed rear garden with lawn, patio and mature planting

Full Description

Situated within the highly sought after village of Overseal, this attractive family home offers spacious and versatile accommodation, perfectly suited to modern family living. Well maintained throughout, the property combines generous reception space with practical day to day functionality, while also benefitting from a private rear garden, alocated parking and a detached garage. Its position within a popular residential setting places it within easy reach of local amenities, countryside walks and excellent transport links.
The accommodation has been thoughtfully arranged to provide comfortable and flexible living space across two floors. A welcoming entrance hall leads through to a spacious living room, fitted kitchen and bright conservatory, while the first floor offers two generously proportioned bedrooms and a family bathroom. The property presents an excellent opportunity for families, professional couples or those looking to downsize without compromising on space

THE FORE
The property occupies an attractive position within a well regarded residential development and enjoys an appealing frontage that immediately creates a strong first impression. Allocated parking is positioned at the front of the property, providing off road parking in addition to the detached garage, offering further parking or useful storage space. The brick built exterior is complemented by mature planting and established greenery, helping to create a pleasant and welcoming approach. The generous frontage enhances both practicality and kerb appeal, while the design ensures a greater sense of privacy and independence compared to neighbouring properties.

GROUND FLOOR
Upon entering the property, a welcoming entrance hall

provides access to the principal reception areas and benefits from useful storage. The spacious living room forms the heart of the home and offers an excellent environment for both relaxing and entertaining. Generous proportions allow for a variety of furniture arrangements, while natural light creates a bright and inviting atmosphere throughout the day. The fitted kitchen has been designed with practicality in mind, offering a range of wall and base units, ample work surface space and room for everyday dining. Beyond the kitchen, the conservatory provides a wonderful additional reception area flooded with natural light and enjoying attractive views over the rear garden. This versatile space could be utilised as a dining room, garden room, family room or home office, depending on individual requirements.

LIVING ROOM
13' x 14' 4" (3.96m x 4.37m)

KITCHEN
8' 7" x 15' (2.62m x 4.57m)

FIRST FLOOR
The first floor accommodation continues to impress with two generously sized bedrooms, each offering comfortable living space and flexibility for a variety of lifestyles. The principal bedroom benefits from fitted storage and ample room for additional furniture, creating a peaceful and relaxing retreat. The second bedroom is equally well proportioned and would make an ideal guest room, children's bedroom or dedicated workspace for those working from home.
Serving the bedrooms is a well appointed bathroom fitted with a modern suite comprising a bath, wash hand basin and WC. The layout has been designed to maximise space and practicality, providing a comfortable environment for everyday family use.

BEDROOM ONE
10' 6" x 13' (3.2m x 3.96m)

BEDROOM TWO
7' 8" x 9' 6" (2.34m x 2.9m)

BATHROOM
6' 2" x 5' 9" (1.88m x 1.75m)

THE REAR
To the rear, the property enjoys a delightful enclosed garden that provides a private outdoor space for both relaxation and entertaining. Predominantly laid to lawn, the garden is

complemented by mature borders and established planting which add colour and character throughout the seasons. The patio seating area offers an ideal spot for outdoor dining, summer gatherings or simply enjoying the peaceful surroundings.
The garden benefits from a good degree of privacy and provides ample space for children to play, gardening enthusiasts to enjoy or homeowners to further personalise the outdoor environment. With direct access from the conservatory, the rear garden creates a seamless connection between indoor and outdoor living, enhancing the overall appeal of this attractive family home.

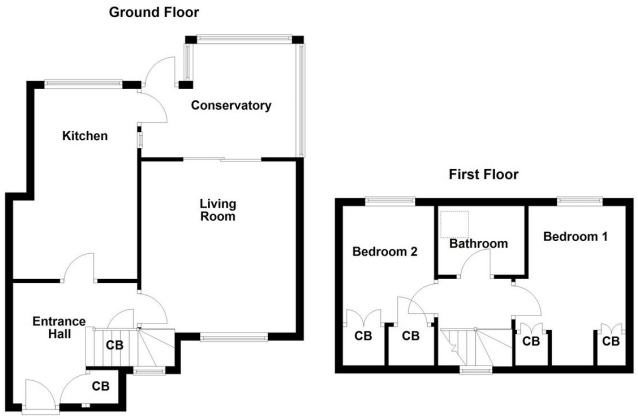
CONSERVATORY
8' 8" x 11' 7" (2.64m x 3.53m)

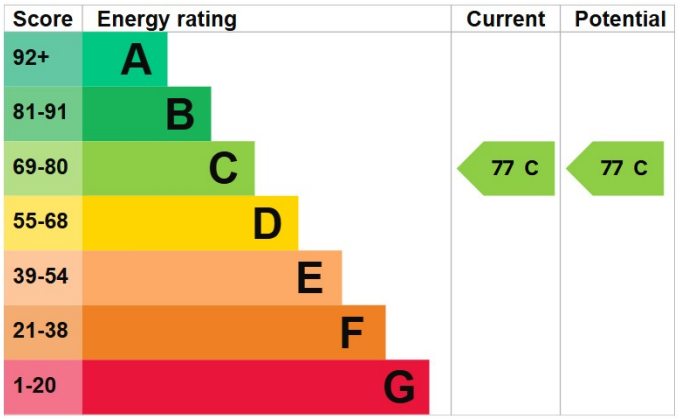
GARAGE
8' 5" x 15' 6" (2.57m x 4.72m)

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.





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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements