

Daisy Lane

Overseal, Swadlincote, DE12 6JH

John 
German





John German ©

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£375,000

Immaculately presented and extended three-bedroom family home overlooking open green space and the Orchard. Featuring a stylish refitted kitchen, spacious lounge, garden room with skylights, luxury bathroom and en-suite, landscaped rear garden, and gated driveway with double garage.



Overseal is a charming and well-connected village offering a blend of countryside living and everyday convenience. Surrounded by open fields and scenic walking routes, it benefits from local amenities, a primary school, traditional pubs, and easy access to nearby towns, making it ideal for families and commuters alike.

Accommodation: Sheltered beneath a canopy porch, the entrance door opens into a welcoming reception hallway featuring coving to the ceiling and a winding staircase with useful storage beneath. Leading off the hallway, and finished with LVT flooring underfoot, is a refitted guest cloakroom complete with vanity wash hand basin, WC, extractor fan, and shaver point.

To the left on the hallway is a beautifully refitted Shaker-style kitchen, thoughtfully designed with wall-mounted cabinetry wrapping around two sides of the room and complemented by quartz-effect roll-edge worktops. A 1½ bowl porcelain cottage-style sink with a pull-mix tap sits beneath the cabinetry. There is space for a range-style cooker, dishwasher, washing machine, and a breakfast table, creating a practical yet sociable layout. A door from the kitchen leads to the utility/boot room, fitted with a double-glazed stable door to the side. This useful space includes additional wall-mounted storage, plumbing for a washing machine and tumble dryer, a sink with mixer tap, and half-height tiling to the walls. It provides the perfect area to remove muddy boots after enjoying the many surrounding country footpaths.

The extended ground floor living accommodation offers excellent versatility. The spacious lounge features a central fireplace and a wide walk-in bay window to the front, overlooking the Orchard and green space. The dining room provides ample space for a family-sized table and flows seamlessly through double doors into the extended garden/sitting room - a wonderfully light-filled space with three roof skylights, a wide picture window overlooking the rear garden, and French doors opening directly onto the patio.

A dog-leg staircase rises to the first-floor landing, where white panelled doors lead to all rooms. There are three beautifully proportioned double bedrooms. Bedrooms one and two enjoy picturesque views across the Orchard and green space to the front. The principal bedroom benefits from fitted wardrobes spanning one wall with sliding doors and ample hanging space within. The fully tiled en-suite shower room features a heated towel radiator, concealed cistern WC, vanity wash hand basin, and an oversized shower cubicle with a thermostatically controlled mains shower. The family bathroom is equally impressive, with full-height wall tiling and a tiled floor. It includes a deep bath with mixer tap and recessed illuminated display alcove, a high-gloss vanity unit with storage beneath and large square wash hand basin, WC, and contemporary chrome fittings.

Outside: Electric gates open to reveal a double-width driveway, providing access to a brick-built detached double garage with electric roller door, lighting and power. Adjacent to the garage is a concrete sectional workshop/smaller garage with up-and-over door, lighting, power supply, and personal side access. The property also benefits from an electric charging point. The rear garden has been landscaped for ease of maintenance, featuring an extensive plum slate surface bordered by brick edging and mature planting of shrubs and flowers. The garden enjoys a westerly aspect and is not overlooked, while a timber decked patio provides the perfect setting to enjoy afternoon and evening sunshine.

Agents note: 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 and garage **Electricity supply:** Mains

Water supply: Mains **Sewerage:** Mains **Heating:** Mains gas
(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

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 D

Useful Websites: www.gov.uk/government/organisations/environment-agency

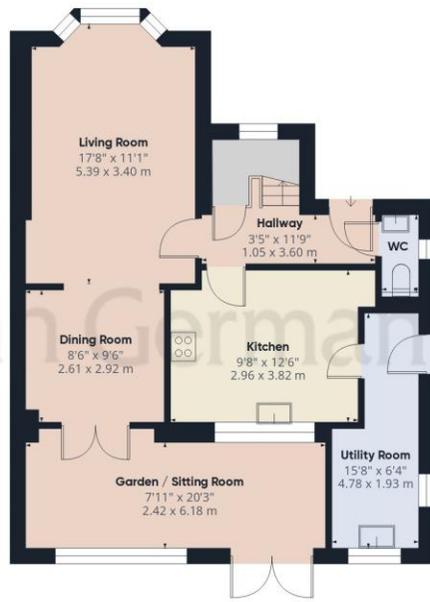
Our Ref: JGA03032026

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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
1635 ft²
151.9 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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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Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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