

Moira Road

Overseal, Swadlincote, DE12 6JD

John
German





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£375,000

Backing onto National Forest this bespoke lovely dormer home enjoys excellent views over the countryside and offers flexible living space with three double bedrooms, three bathrooms (two en suite), superb lounge and a stunning wow living/dining kitchen with conservatory off.

Viewing is a must!



This individually built home is in a lovely non-estate village setting with country views and an extensive entrance with plentiful parking for cars plus space for a motorhome/caravan. The double-glazed accommodation has an oil fired under floor central heating system and the additional benefit of solar panels that we understand from the vendor provide an approximate FIT payment of up to and around £1500 per annum.

Accommodation

An extensive driveway lies behind a wrought iron double gated entrance which provides plentiful parking and a turning area giving access to the garage. A sheltering brick-built canopy porch provides a covered entrance into the main house and a welcoming central reception hallway lies ahead with stairs leading off, arranged around you will find spacious and stylish living space.

The fabulous sized living room has a feature brick built focal fireplace with a tiled hearth housing an inset wood burning stove perfect for those chilly autumn/winter evenings. Glazed double French doors overlook the gardens, provide lovely views and lead you out onto the timber decked patio area.

Lying at the heart of the home is real wow room - the living dining kitchen being well-appointed and having a refitted kitchen equipped with extensive cabinets running along three walls with quartz granite counter tops with a central breakfast island. Integral appliances comprise a double oven, extractor hood, dishwasher and fridge freezer.

From the kitchen step down into the dining room with a sitting area and leading off double glazed doors open to the uPVC double glazed conservatory, all in all these three rooms combine into one fabulous entertaining or family space.

Bedroom one is set on the ground floor and has the benefit of its own private refitted en suite shower room, fully tiled with a vanity unit running along one wall incorporating an inset wash hand basin and WC plus a corner quadrant shower and ladder style radiator.

Last but not least is the lovely sized ground floor family bathroom fitted with a bath, vanity wash hand basin, WC and standalone separate shower cubicle, complementary tiling to walls and floor.

From the hallway stairs lead up to a useful landing with study area and glazed velux skylight over offering plenty of room for a desk for those who work from home.

There are two double bedrooms on this floor, the larger of which has not only a private en suite shower room but also far reaching views over the National Forest and countryside beyond over the rear gardens.

The rear garden has a wide decked patio ideal for al fresco dining and a lovely place to sit and enjoy those countryside views. Step down onto a good-sized lawn spread over two levels with pretty established planted borders and hedged boundary that adjoins countryside.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity are believed to be connected to the property. Oil fired central heating. Purchasers are advised to satisfy themselves as to their suitability.

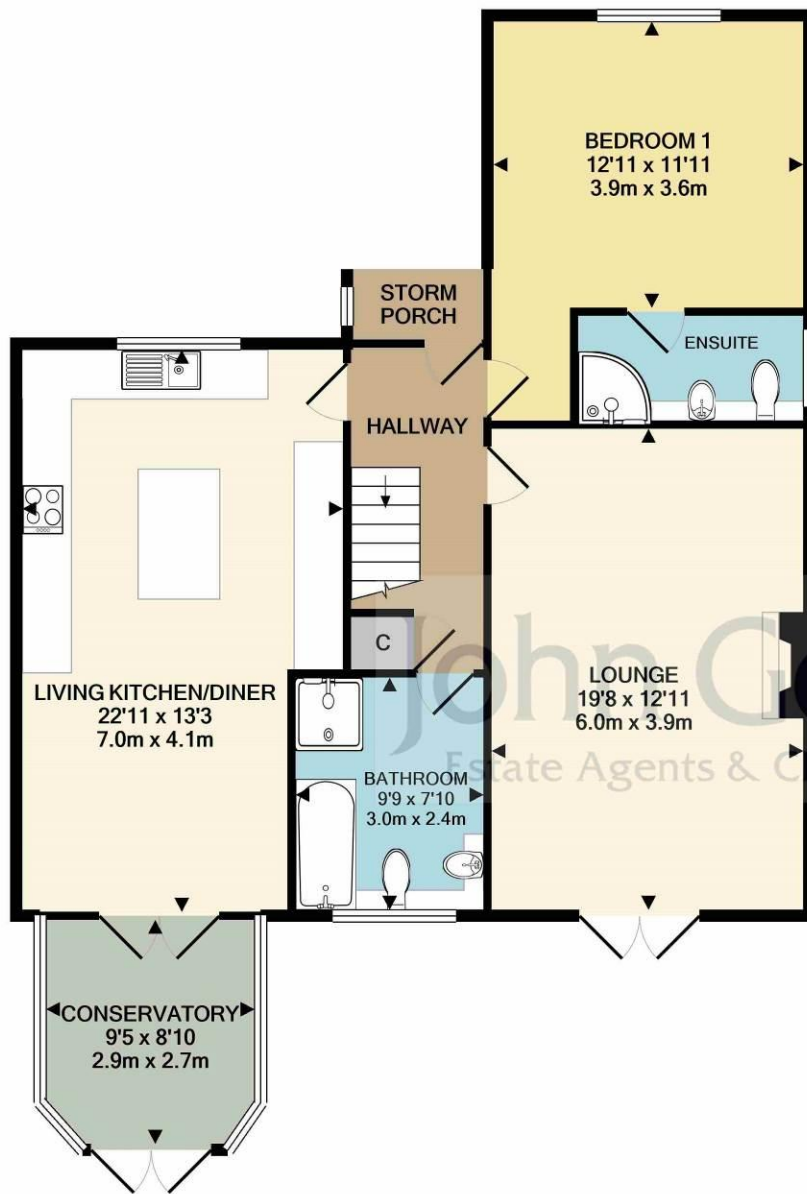
Useful Websites: www.environment-agency.co.uk www.southderbyshire.gov.uk

Our Ref: JGA/24092020

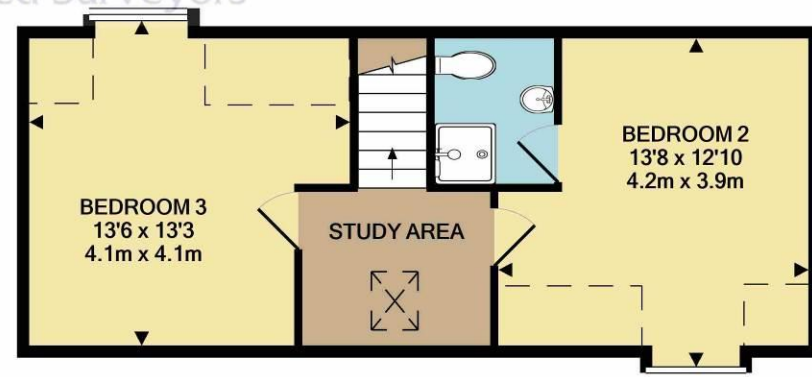
Local Authority/Tax Band: South Derbyshire District Council / Tax Band E







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	81	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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