

131 Oversetts Road
Swadlincote, DE11 0SN
£239,950

lizmilsom properties

131 Oversetts Road, Swadlincote, DE11 0SN

***** LIZ MILSOM PROPERTIES ***** are delighted to bring 131 Oversetts Road to the market. Situated within a quiet cul-de-sac location, this spacious three-bedroom detached family home offers versatile living accommodation, generous bedrooms, en-suite, family bathroom and a superb rear garden ideal for families and entertaining. Benefiting from two reception rooms, a fitted kitchen, ground floor WC and a low-maintenance block paved shared driveway, the property provides an excellent opportunity for buyers seeking a well-presented home in a convenient and sought-after part of Newhall. EPC: C / TAX BAND: C

- Spacious three-bedroom detached family home in quiet cul-de-sac setting
- Fitted kitchen
- Versatile second reception room/dining room
- Two further well-proportioned bedrooms
- Large enclosed rear garden ideal for families
- Low-maintenance block paved shared driveway provide ample off road parking
- Spacious rear lounge with feature fireplace
- Bedroom one with ensuite & fitted wardrobes
- Generous family bathroom
- EPC: C / TAX BAND: C







Location
131 Oversetts Road is situated within the popular setting of Newhall. The property benefits from a convenient location close to a range of everyday amenities, including local shops, supermarkets, schools and healthcare facilities within Newhall and the wider Swadlincote area. Excellent road connections provide easy access to Burton upon Trent, Derby and the A444, making the location well suited for commuters. Public transport links are readily available, while Burton-on-Trent railway station offers wider regional and national connections. The surrounding area also provides access to parks, recreation grounds and open countryside, creating an attractive balance between convenience and outdoor leisure opportunities.

Overview
Nestled within a quiet cul-de-sac on the ever-popular Oversetts Road in Newhall, this spacious three-bedroom detached family home offers generous living accommodation, excellent outdoor space and a convenient setting ideal for modern family life.

Approached via a low-maintenance block paved shared driveway with pathway leading to the side gate and front entrance door, the property immediately presents an attractive first impression.

Upon entering, you are welcomed by a spacious entrance hall featuring tiled flooring and access to the ground floor accommodation. The ground floor cloakroom is fitted with a low-level WC and pedestal wash hand basin, complemented by tiled flooring, part-tiled walls, radiator and an opaque side aspect window. Carpeted stairs rise to the first floor, whilst doors lead to the lounge and an archway opens into the fitted kitchen.

Positioned to the front of the property, the fitted kitchen comprises a range of matching wall and base units with complementary work surfaces and incorporates an integrated oven, hob and extractor hood. A drainer sink sits beneath a window overlooking the front aspect, whilst there is additional space and plumbing for further appliances. The kitchen further benefits from tiled flooring and a side access door leading outside.

The spacious lounge enjoys a pleasant rear aspect and offers an excellent family living space with carpeted flooring, a feature fireplace creating a focal point to the room, a window overlooking the rear garden and patio doors opening directly onto the outdoor seating area. An open walkway leads through to the dining room/second reception room, a versatile space ideal as a formal dining room, playroom, home office or additional sitting room, also enjoying views over the rear garden.

To the first floor, the property offers three well-proportioned bedrooms and a family bathroom.

Bedroom One is a generous double bedroom situated to the rear of the property and benefits from fitted sliding mirrored wardrobes providing excellent storage, carpeted flooring, views over the rear garden and access to a private en-suite shower room. The en-suite is fitted with a shower cubicle, low-level WC and vanity wash hand basin, together with tiled walls and flooring, heated towel rail, extractor fan and opaque rear aspect window.

Bedroom Two is another spacious double bedroom overlooking the rear elevation, offering ample space for freestanding furniture, the sellers will be including the wardrobes in the sale offering great storage options.

Bedroom Three is a well-sized single bedroom positioned to the front of the property, ideal as a child's bedroom, nursery or home office.

Completing the accommodation is the family bathroom, fitted with a panelled bath with shower over, low-level WC and wash hand basin, complemented by tiled flooring, part-tiled walls and an opaque front aspect window.

Externally, the rear garden is undoubtedly a standout feature of the home and provides an ideal environment for families and entertaining alike. A substantial patio seating area with useful outdoor gazebo to be included in the sale offers the perfect space for outdoor dining during the warmer months, whilst a gravelled pathway with decorative stepping stones leads through two lawned areas bordered by mature shrubs and planting. Enclosed fenced boundaries provide an excellent degree of privacy, with two side gates providing convenient access to the front of the property.

Overall, this fantastic detached family home presents an excellent opportunity to acquire spacious and versatile accommodation in a peaceful cul-de-sac setting, with superb outdoor space and convenient access to local amenities, schools and transport links.

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Water, mains gas and electricity are connected. The services, systems and appliances listed in this specification have not been tested by Liz Milsom Properties Ltd and no guarantee as to their operating ability or their efficiency can be given.

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Measurements
Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.

Making An Offer
As part of our dedicated service to our Sellers, we ensure that all potential buyers are in a position to proceed with any offer they make and therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their mortgage for the purchase. We work closely with the Mortgage Advice Bureau who can offer Independent Financial Advice, helping you secure the best possible deal and potentially save you money. NB If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order for Liz Milsom Properties to present your offer in the best possible light to our clients.

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Disclaimer
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.


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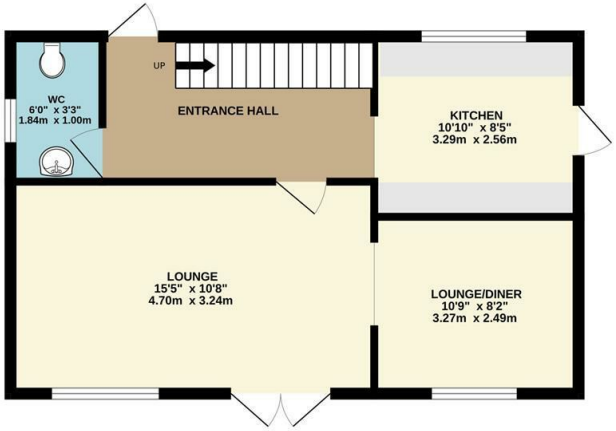

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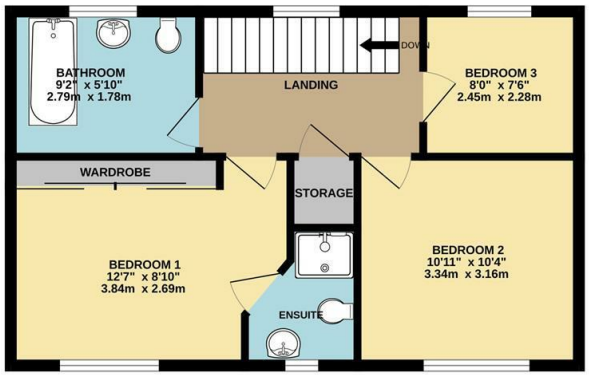
Directions

For sat nav purposes use the postcode DE11 0SN

GROUND FLOOR
500 sq.ft. (46.5 sq.m.) approx.

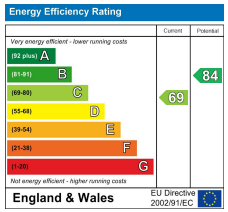


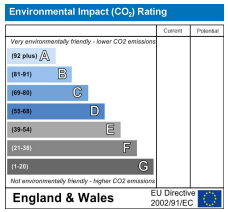
1ST FLOOR
496 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA : 996 sq.ft. (92.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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COUNCIL TAX

Band: C
The vendor informs us that the property is Freehold, however we have not inspected the title deeds. We would advise you consult your own solicitor to verify the tenure.



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