



15 Ferny Close

Overseal | DE12 6NU | Offers In The Region Of £290,000

ROYSTON
& LUND

- Modern Family Home In Overseal
- Amenities Nearby Including Beautiful Countryside
- Kitchen/Diner To The Rear
- Downstairs WC
- Freehold - EPC Rating B
- Three Generously Sized Bedrooms
- Spacious Lounge With Dual-Aspect Windows
- Family Bathroom - Ensuite
- Larger Than Average Rear Garden - Tandem Driveway
- Council Tax Band D





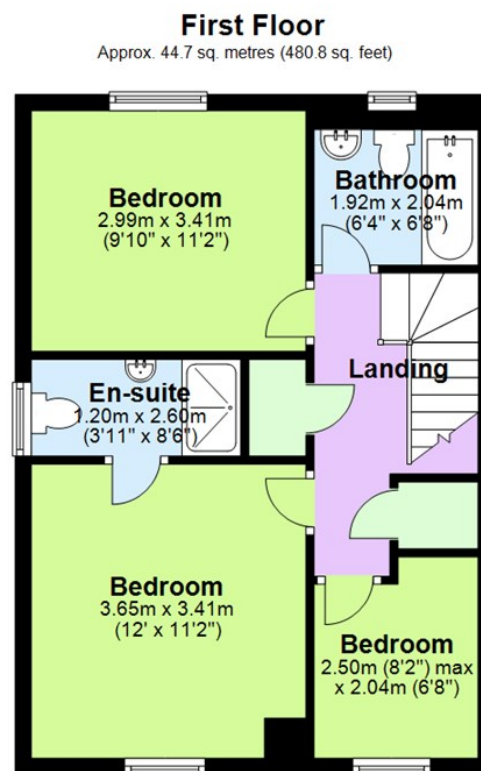
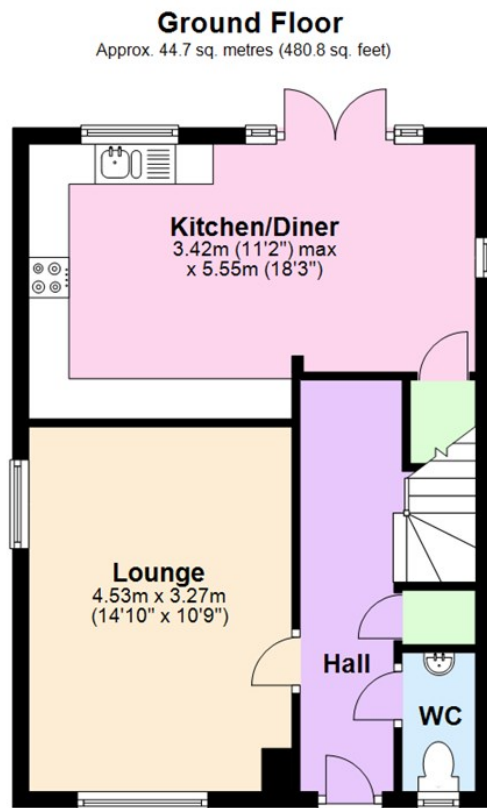
Royston & Lund are pleased to present this well-presented detached family home situated on the ever popular 'The Acres' development in Overseal, Swadlincote. The property is situated within a quiet cul-de-sac on a larger than average plot. Overseal offers amenities such as local shops, a primary school, and healthcare services. The village features parks, playgrounds, and sports facilities. Well-connected by public transport, Overseal fosters a vibrant community with regular social events.

Upon entering the property you are greeted by the entrance hall which provides access to accommodation on both floors including a convenient ground floor WC and a useful cloak cupboard. The lounge is situated to the front with dual aspect windows and facilities for a wall mounted television. Lastly, to the ground floor there is a kitchen/diner which includes a stunning range of units, integrated appliances and French doors into the rear garden.

To the first floor there are three generously-sized bedrooms; two doubles and a single. The single is perfect to double up as a study for those who work remotely. The main bedroom features paneled walls and is complemented by a stylish en-suite shower room/WC. The remaining bedrooms are complemented by the family bathroom which includes a three piece white suite consisting of a bath with an overhead shower, WC and a wash basin.

Outside, there is a larger than average rear garden which has been well-maintained by the current owners. The garden features two patio spaces, hard standing for a shed, raised plant beds, a lush lawn space and extra safety with the fenced boundaries. To the right hand side there is a tandem driveway providing off-street parking for two vehicles.





Total area: approx. 89.3 sq. metres (961.5 sq. feet)

Where 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 of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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