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Plot 8  
Poplar Close  
Overseal  
Swadlincote  
Derbyshire  
DE12 6JQ

Price

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SCARGILL  
MANN & CO

EST. 1995

## GENERAL INFORMATION

### THE PROPERTY

This contemporary designed home offers lovely accommodation with LVT Amtico floors throughout the ground floor and carpets to the first and second floor. Integrated appliances within the kitchen and undercover parking for vehicles.

The gas centrally heated and double glazed accommodation includes an entrance hallway with stairs off to the first floor and guest cloakroom. An open plan lounge with views over the green and fields beyond and a quality fitted dining kitchen area with fridge/freezer, dishwasher, double oven and washing machine. To the first floor are two double bedrooms and a well appointed bathroom. To the second floor is the master bedroom with en-suite shower room.

Outside is a fully enclosed rear garden with patio and lawn, and a gate to the undercover parking.

### LOCATION

Overseal is a popular village location set in the National Forest. The village offers a post office, Co-op, doctors surgery, public inns and church. There are eateries and a primary school.

### ACCOMMODATION

#### ENTRANCE DOOR

Provides access to:

#### HALLWAY

Having stairs to first floor landing, radiator, ceiling light point, LVT Amtico flooring, door to open plan lounge and dining kitchen. Further door to:





#### GUEST CLOAKROOM

1.15 x 1.75 (3'9" x 5'9")

Fitted with a pedestal wash hand basin with mixer tap and tiled surround, w.c., radiator, ceiling light point, window to front aspect and LVT Amtico flooring.

#### OPEN PLAN LOUNGE & DINING KITCHEN

Incorporating:

##### LOUNGE AREA

3.22 x 3.84 (10'7" x 12'7")

Having LVT Amtico flooring, radiator and ceiling light point.

##### DINING KITCHEN AREA

4.22 x 2.71 (13'10" x 8'11")

Fitted with a range of base cupboards, drawer units and matching wall mounted cabinets. Attractive worktops with matching up-stands are inset with a one and a quarter stainless steel sink with mixer tap over, plus a four ring gas hob. Integrated appliances include a double oven, and fridge/freezer. The LVT Amtico flooring continues through. Windows look out over the rear garden and to the side and a door gives access onto the rear patio area. Radiator, ceiling light point and useful under-stairs storage cupboard.

#### FIRST FLOOR ACCOMMODATION

##### LANDING

Having radiator, stairs to second floor landing, and doors leading off.

##### BEDROOM TWO

4.23 x 2.44 (13'11" x 8'0")

With window to rear aspect, radiator, and ceiling light point.



#### BEDROOM THREE

4.19 x 2.78 max 2.03 min (13'9" x 9'1" max 6'8" min)

With window to front aspect offering views, radiator, and ceiling light point.

#### FAMILY BATHROOM

2.41 x 1.78 (7'11" x 5'10")

Fitted with a panelled bath with mixer tap and shower attachment over with glazed side screen, pedestal wash hand basin and w.c. Ceiling light point, chrome heated towel rail and attractive tiled surrounds.

#### SECOND FLOOR ACCOMMODATION

##### LANDING.

Having useful storage cupboard, and door to:

##### MASTER BEDROOM

2.91 min 3.16 max x 3.23 (9'7" min 10'4" max x 10'7")

Having window to front aspect offering views over surrounding countryside. Radiator, ceiling light point, loft access point, and door to:

##### EN-SUITE SHOWER ROOM

1.71 x 2.18 (5'7" x 7'2")

Fitted with a tiled shower enclosure, w.c., and wash hand basin with attractive tiled surrounds. Ceiling light point and extractor fan.

#### OUTSIDE AND GARDENS

The property has recently been constructed will overlook to the front a green area and the surrounding countryside. A pathway will lead to the front door.

The rear garden is fully enclosed with a good size paved patio area and lawn.

A timber gate from the garden will lead to the attractive barn style car port.



#### PLEASE NOTE

Internal photographs are of a neighbouring property to show an example of the finish only. The property is currently in the course of having kitchen and bathrooms installed.

#### TENURE

Our client advises us that the property is freehold. There is an Estate Charge of approximately £284.00 per annum. Should you proceed with the purchase of this property this must be verified by your solicitor.

#### LOCAL AUTHORITY

South Derbyshire District Council

#### VIEWING

Strictly by appointment through Scargill Mann & Co - Burton office (ACB/DLW March 2022)/DRAFT

#### CONDITIONS OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

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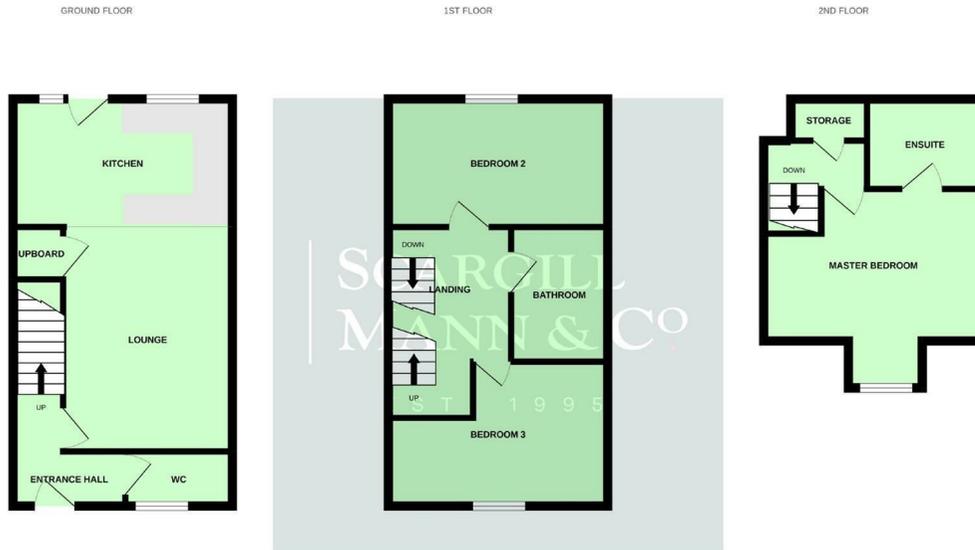
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	