



9 Stoneyford Road

| DE12 6NQ | Guide Price £300,000

ROYSTON
& LUND

- Guide Price £300,000 - £325,000
- Adjacent to Stunning Countryside Walks
- Modern Kitchen/Diner With A Separate Utility
- Seperate Lounge
- Freehold - EPC Rating B
- Detached Family Home In Overseal
- Four Bedrooms
- Downstairs WC - Ensuite - Shower Room
- Generous Plot
- Council Tax Band D



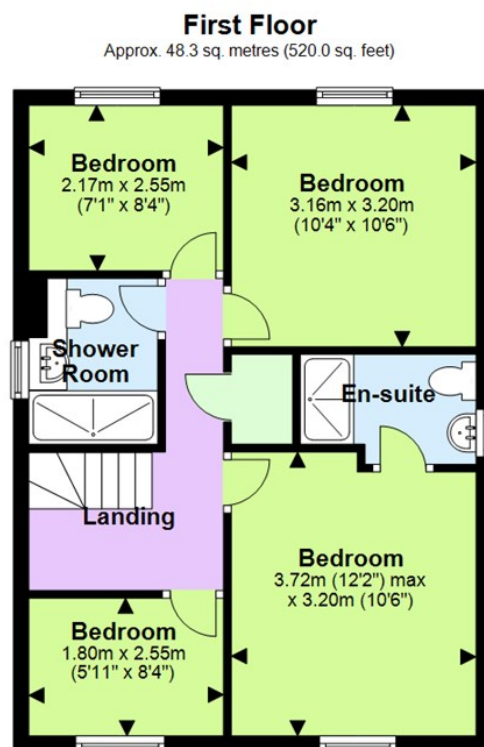
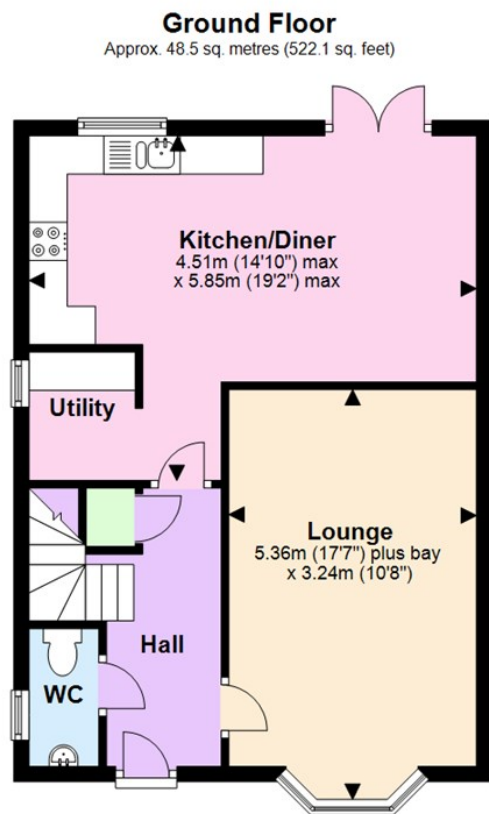


Welcome to this stunning detached house located on Stoneyford Road in the charming village of Overseal. This property boasts a spacious layout with 1 reception room, perfect for entertaining guests or relaxing with family. With 4 bedrooms, 1 en-suite and 1 shower room, there is ample space for everyone in the household.



Built in 2018, this modern home offers contemporary features and a fresh feel throughout. The property spans 1,042 sq ft, providing a comfortable and inviting living space for all. The large windows allow natural light to flood in, creating a bright and airy atmosphere.

One of the highlights of this property is the parking space available for 2 vehicles, ensuring convenience for you and your family or guests. The garden has also been meticulously maintained by the current vendor and features a patio, lawn, plants/shrubs, summer house and a shed.



Total area: approx. 96.8 sq. metres (1042.1 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		93
(81-91) B	83	
(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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