



7 Poplar Close, Overseal, Derbyshire, DE12 6JQ

HOWKINS &
HARRISON

7 Poplar Close,
Overseal,
Derbyshire, DE10 6JQ

Guide Price: 325,000

Located in Poplar Close, Overseal, Swadlincote, this three-bedroom property is a perfect family home, offering a blend of modern living spaces and a stunning garden with a versatile outbuilding. The ground floor features a welcoming entrance hall with a convenient WC, a spacious sitting room, and an open-plan kitchen/dining room ideal for entertaining.

Upstairs, the master bedroom is a peaceful retreat with its own en-suite, complemented by two additional well-proportioned bedrooms and a main bathroom. The property's appeal is enhanced by a substantial carport and a standout outbuilding, currently used as a gym, which can be adapted for a variety of uses, such as a home office. With a total area of approximately 973 sq ft, this home combines comfort, style, and practicality.



Location

Overseal village, located in the parish of South Derbyshire, is situated approximately 3 miles south of Swadlincote and 4.5 miles west of Ashby de la Zouch. The village is located on the A444 with road links to Burton upon Trent and the A42/M42 road junction with East Midland conurbations beyond. The village is well served with local amenities including local mini superstore, public house, garage and primary school with a 'Good' OFSTED rating.

In addition to local amenities Overseal village is on the fringe of the National Forest, conveniently accessed via Conkers National Forest Centre and associated walks and cycle tracks. Also benefitting from nearby Youth Hostel.



Accommodation Details - Ground Floor

As you step inside, the welcoming entrance hall provides access to a convenient ground-floor cloakroom. The heart of the home is the open and inviting kitchen/dining room, which is an entertainer's dream. The ground floor also features a generous sitting room, a perfect spot for relaxing and unwinding.

First Floor

Ascending the stairs, the first floor is a private retreat. The master suite is a true highlight, with the master bedroom benefiting from its own private en suite bathroom for added luxury. This floor also includes two more well-proportioned bedrooms, bedroom two and bedroom three, along with a main bathroom. Designed with convenience in mind, every bedroom offers generous storage options.





Outside

The property's appeal extends beyond the interior. The external space includes a substantial carport, perfect for sheltered parking or additional storage. The garden plot boasts a mix of lawned and landscaped areas, a standout feature is the excellent outbuilding which is currently being used as a gym and office and benefits from its own electricity supply. Part of the garden has been thoughtfully designed as a terraced children's forest school area, offering a unique outdoor learning and play environment. The property also enjoys views over open fields.

Tenure & Possession

The property is freehold with vacant possession being given on completion.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Features

- Sought after South Derbyshire village
- A well-proportioned three-bedroom property, ideal for a family
- The master bedroom includes its own private en-suite bathroom
- A spacious and inviting kitchen and dining area perfect for entertaining
- A separate sitting room provides a comfortable space for relaxation
- The outbuilding is currently used as an outdoor gym and office
- A convenient ground-floor WC adds to the home's practicality
- The property offers a total of approximately 973 sq ft of living space
- Energy Rating-B





Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01530 410930 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

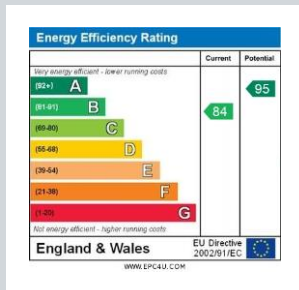
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

South Derbyshire District Council - [Tel:01283-595795](tel:01283-595795)

Council Tax

Band - C



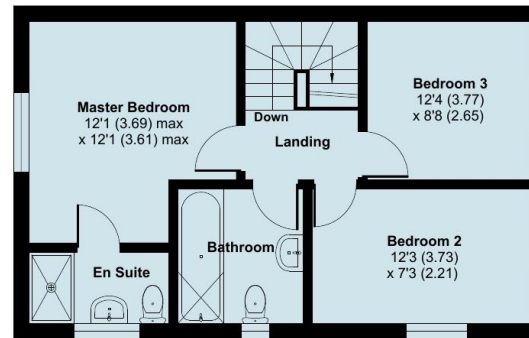
Poplar Close, Overseal, Swadlincote, DE12

Approximate Area = 882 sq ft / 81.9 sq m (excludes carport)

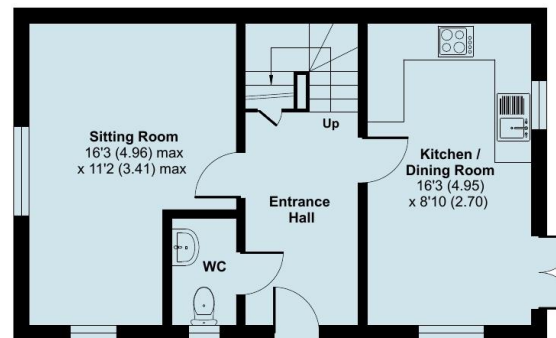
Outbuilding = 91 sq ft / 8.4 sq m

Total = 973 sq ft / 90.3 sq m

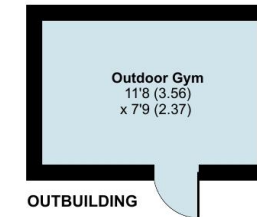
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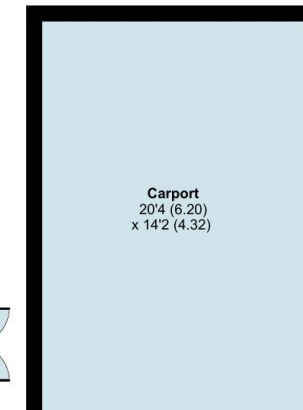
FIRST FLOOR



GROUND FLOOR



OUTBUILDING



CARPORT



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Howkins & Harrison. REF: 1343683

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