



191 Acresford Road

Overseal | DE12 6HY | Offers In The Region Of Guide Price of £325,000 - £335,000

**ROYSTON
& LUND**

- Offers In Region Of £325,000 -
- Two Spacious Reception Rooms
- Ground Floor Shower Room
- Recently Fitted Bathroom
- Ample Off-Road Parking with Privacy
- Semi Detached - Three Bedrooms
- Conservatory
- Expansive Rear Garden
- Surrounding Views of the Countryside
- Freehold / EPC Rating - C / Council Tax Band - B





Offers In Region Of £325,000

This Inviting three-bedroom semi-detached home offers a welcoming layout and generous living spaces throughout.

Entering through the porch into a wide and inviting entrance hall, you are immediately met with a sense of space. To the right sits the spacious living room, featuring a charming bay window with stained-glass detailing and enhanced with decorative stonework that creates a stylish and central focal point.

Continuing ahead, the kitchen offers traditional wooden cabinetry, ample worktop space and integrated appliances including a gas hob, oven and grill. An open walkway from here leads into a second reception room, providing an excellent additional lounge or dining area.

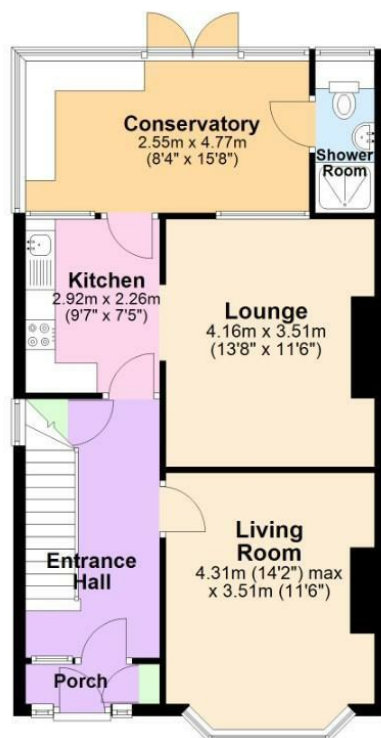
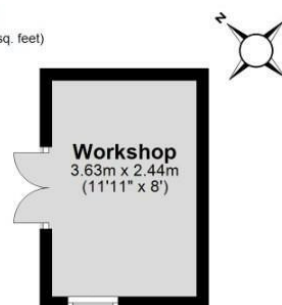
Beyond the kitchen, the conservatory provides an additional bright living space, accompanied by a conveniently adjoining shower room. Additionally, a useful pantry space is neatly tucked away beneath the stairs. French doors open out to an expansive rear garden, beautifully arranged with slabbed patio areas, a well-maintained lawn, mature shrubs and trees, sheds and a useful workshop positioned at the bottom of the garden.

Upstairs, the property offers two generous double bedrooms, both featuring integrated wardrobes. A third bedroom sits to the front, well-suited as a comfortable single room or home office. A recently fitted modern bathroom completes this floor, featuring a large walk-in shower and neutral, contemporary vanity units. The front-facing rooms enjoy scenic countryside views, while the rear bedroom overlooks the impressive garden.

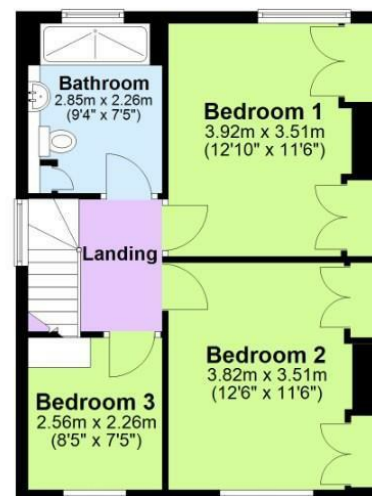
To the front, there is plenty of off-road parking, framed by brick walls and mature hedging that further the property's privacy aspect.



Ground Floor
Approx. 72.6 sq. metres (781.5 sq. feet)



First Floor
Approx. 46.0 sq. metres (494.9 sq. feet)



Total area: approx. 118.6 sq. metres (1276.4 sq. feet)



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	79

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) 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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