



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.

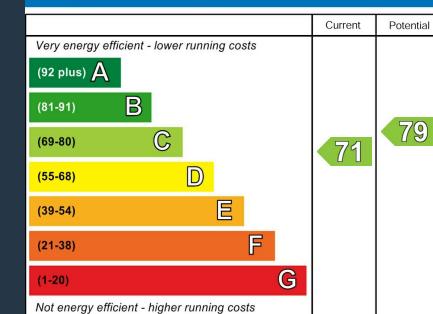
To the front, there is plenty of off-road parking, framed by brick walls and mature hedging that further the property's privacy aspect.



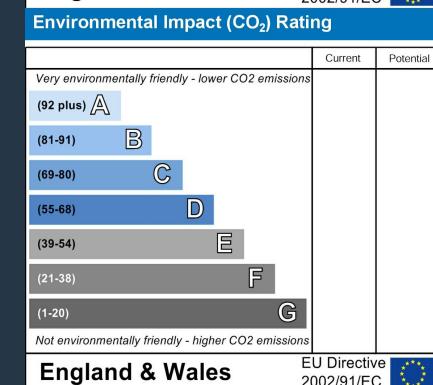


EPC

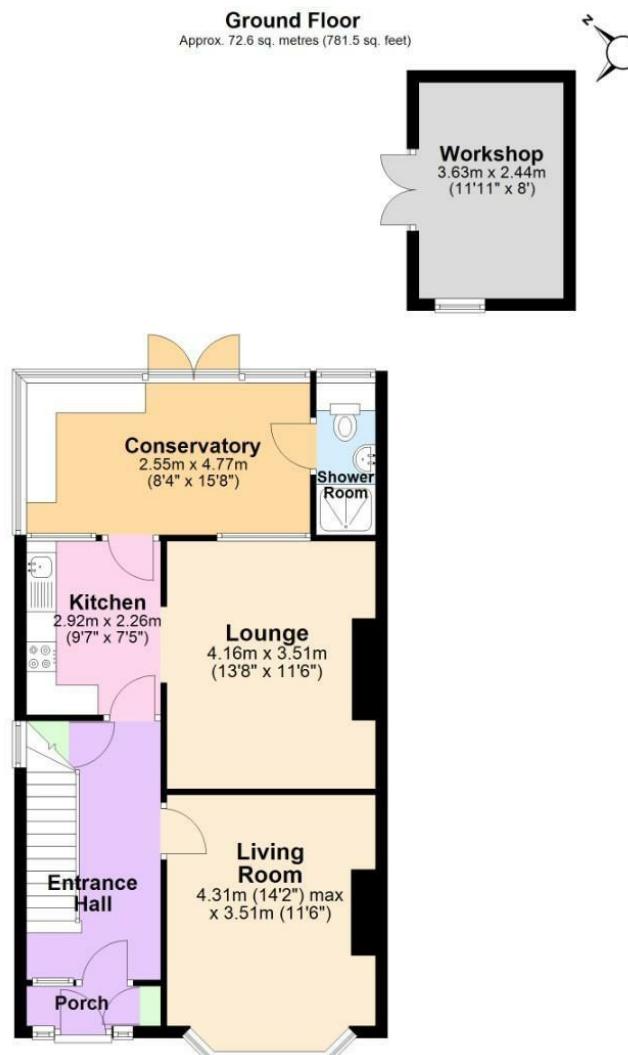
Energy Efficiency Rating



England & Wales



England & Wales



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