



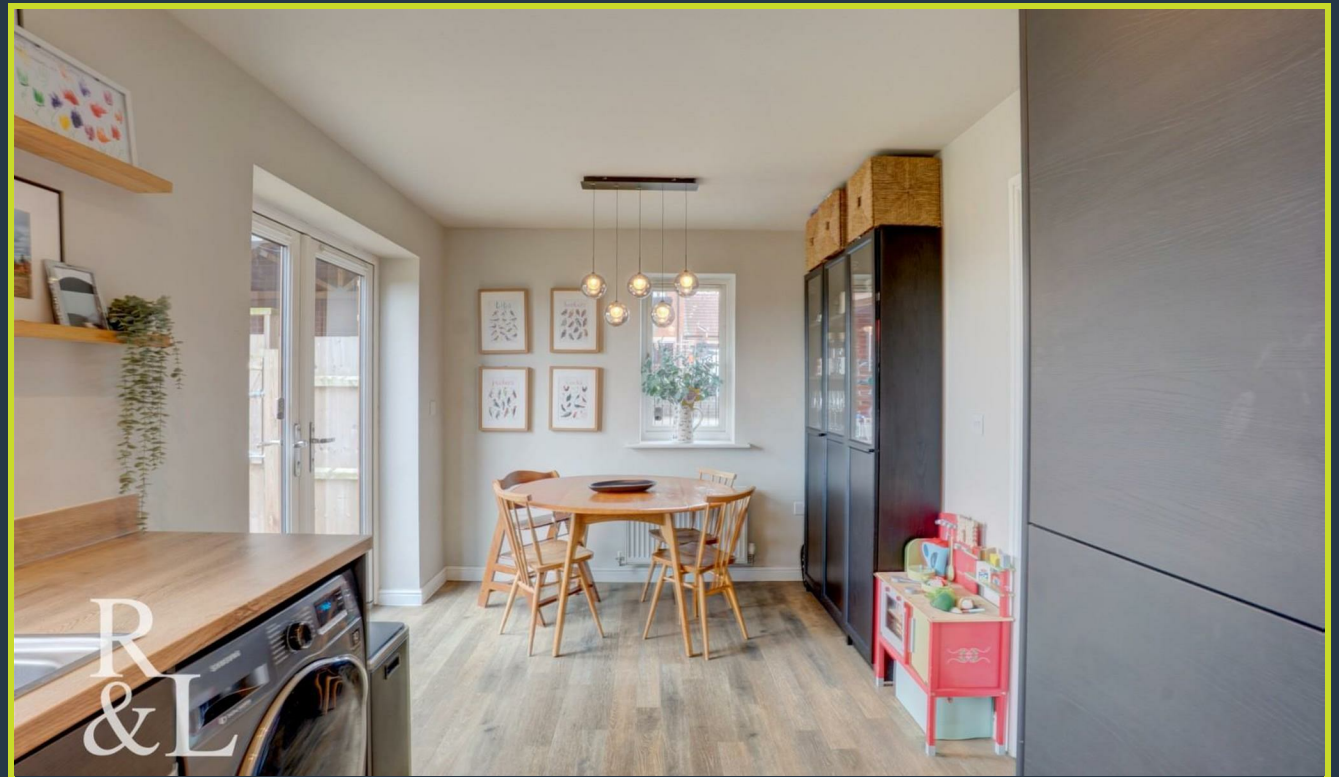
R
&L

7 Poplar Close

Overseal | DE12 6JQ | Guide Price £300,000

ROYSTON
& LUND

- Guide Price £300,000 - £325,000
- Dual-Aspect Kitchen/Diner with Patio Doors to the Rear Garden
- Off-Road Parking for up to Three Vehicles.
- Access to National Forest Walks
- Council Tax C
- Three-Bedroom Semi-Detached Home
- Principal Bedroom with En-Suite Shower Room
- South-Facing Rear Garden
- EPC B
- Freehold





Guide Price £300,000 - £325,000

A beautifully presented modern three-bedroom semi-detached home, offered in turnkey condition, enjoying stunning views over adjacent fields and open countryside. Situated in the highly sought-after village of Overseal, the property benefits from easy access to National Forest walks and local attractions, all within walking distance.

Upon entering, you are welcomed by a bright and inviting hallway. To the right, a spacious dual-aspect kitchen/dining room features double patio doors opening onto the south-facing garden, creating a perfect space for both everyday living and entertaining. The kitchen is fitted with a range of contemporary wall and base units, complemented by a built-in double oven, gas hob with extractor, and integrated fridge/freezer, with additional space for further appliances.

The ground floor also offers a generous living room, enhanced by a striking floor-to-ceiling window that floods the space with natural light. A convenient downstairs WC completes this level.

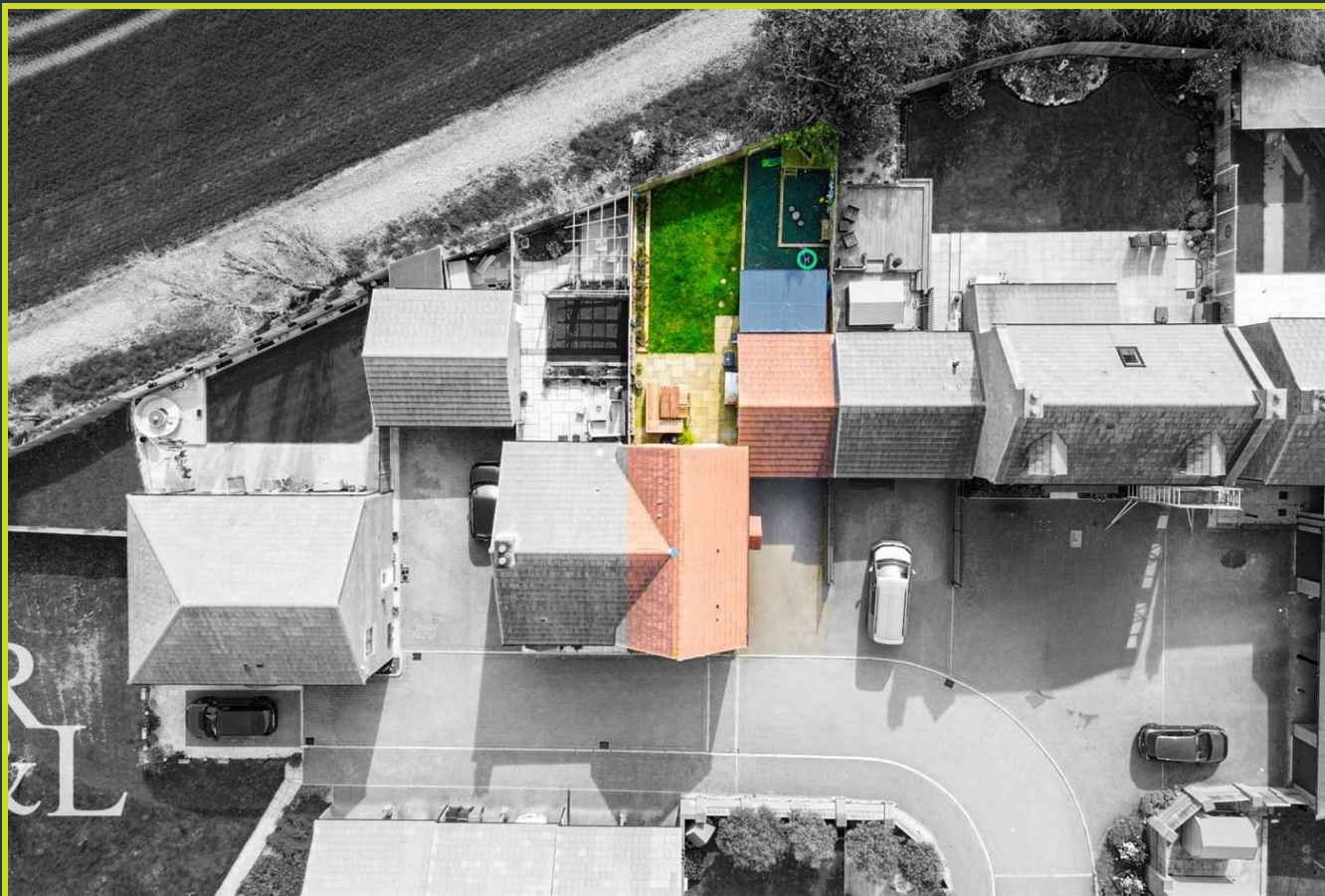
Upstairs, the property boasts three well-proportioned double bedrooms. The principal bedroom benefits from an en-suite shower room and a floor-to-ceiling window, creating a bright and airy retreat. The remaining bedrooms enjoy attractive views over surrounding fields. A modern family bathroom serves the additional bedrooms.

Externally, the property features a secure, secluded, south-facing garden, complete with a patio area and lawn—ideal for outdoor relaxation. A charming summer house provides versatile space, suitable for use as a home office, gym, or additional storage. The property also benefits from a carport and off-road parking for up to three vehicles.

For More Information; https://reports.sprift.com/property-report/?access_report_id=5158748

**Annual Service Charges Apply **

Public Footpath Beyond the Rear Fence



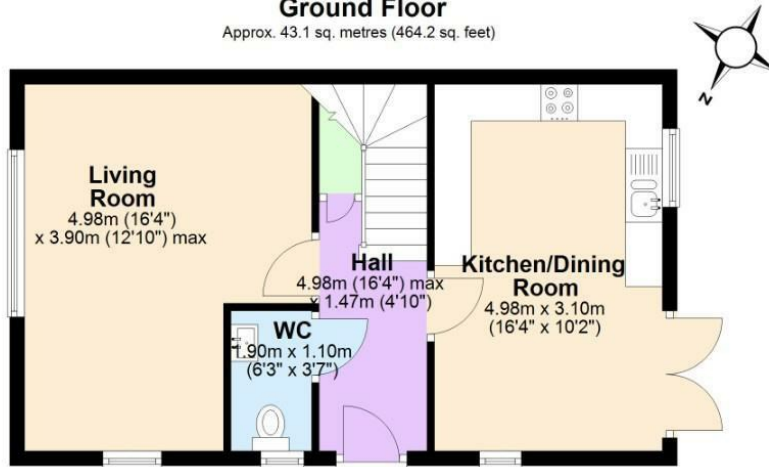


EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		84	
(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	

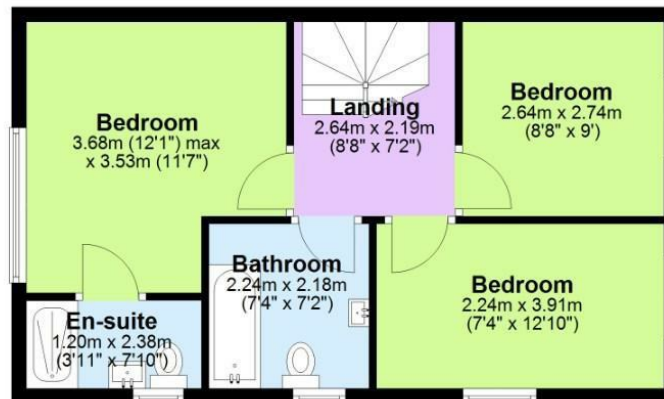
Ground Floor

Approx. 43.1 sq. metres (464.2 sq. feet)



First Floor

Approx. 43.1 sq. metres (464.2 sq. feet)



Total area: approx. 86.3 sq. metres (928.4 sq. feet)

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.

ROYSTON & LUND