191 Acresford Road

Overseal | DE12 6HY | Guide PriceGuide Price of £325,000 - £335,000

ROYSTON & LUND

- Guide price £300,000 to £310,000
- 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

*** Guide Price £300,000 to £310,000 *** Motivated Sellers - complete onward chain ***

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 with electrics, 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.

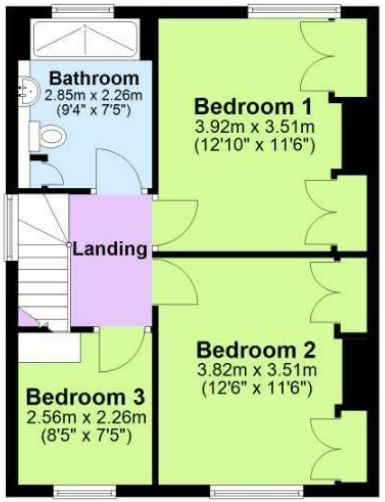
To the front, there is plenty of off-road parking, framed by brick walls and mature hedging that further the property's privacy aspect.

Ground Floor

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

First Floor

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



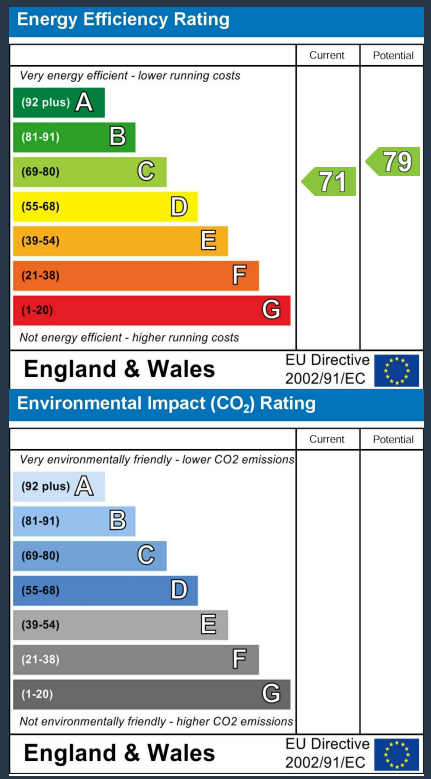
Total area: approx. 118.6 sq. metres (1276.4 sq. feet)

The Property Ombudsman

naea | propertymark PROTECTED

THE GUILD PROPERTY PROFESSIONALS

EPC



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

ROYSTON & LUND