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4 Kesbrook Drive

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

ROYSTON
& LUND

- Guide Price £300,000 - £310,000
- Close To National Forest Walks and Attractions
- En suite, Family Bathroom and Downstairs W. C.
- Off Road Parking
- Council Tax C
- Three Bedroom Detached Home Beautifully Presented Throughout
- Large Kitchen/Diner with Separate Utility Room, Separate Lounge
- South West Facing Landscaped Rear Garden
- EPC B
- Freehold





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This beautifully presented three-bedroom detached home, located in the desirable village of Overseal, has been thoughtfully designed to suit modern family living. Positioned close to scenic National Forest walks, the property offers spacious accommodation throughout and benefits from a south-west facing garden.

Upon entering the welcoming hallway, you are immediately greeted by a bright and spacious atmosphere. To the right, the inviting living room provides a warm and cosy setting, complete with a charming feature fireplace.

The heart of the home is the impressive open-plan kitchen and dining area, designed for both everyday family life and entertaining. The kitchen is fitted with an integrated oven and hob, along with neutral wall and floor cabinets that create a clean and contemporary feel. An adjoining utility room provides additional practicality, while a downstairs WC completes the ground floor accommodation.

Upstairs, the property offers three well-proportioned bedrooms. The principal bedroom benefits from a private en-suite shower room. The remaining bedrooms are generously sized and served by a modern family bathroom.

Externally, the home enjoys a well-maintained garden featuring a combination of paved and artificially lawned area, perfect for relaxing or entertaining. To the front, the property provides a driveway for two parking spaces to the side.

The property also offers convenient access to local amenities, including a primary school, post office, and convenience store, with the many National Forest walks and attractions all within easy walking distance.

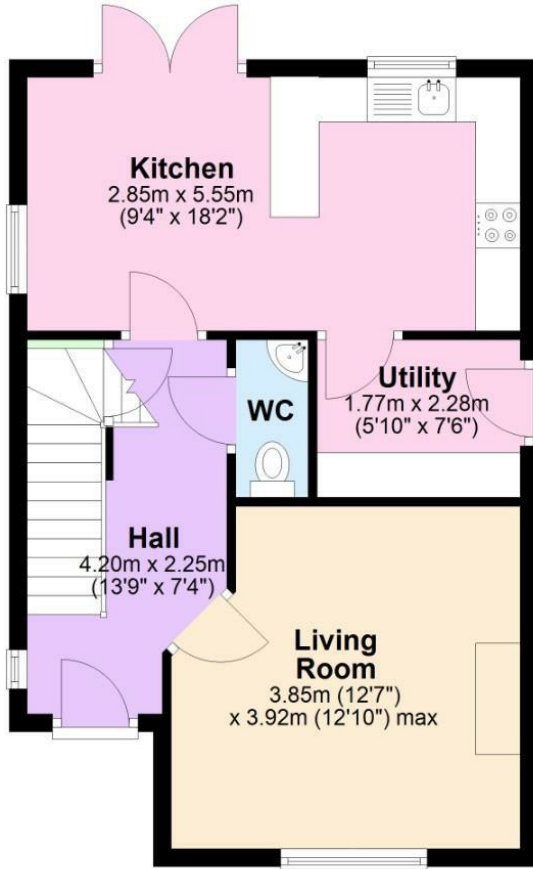
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** Annual Service Charge Applies **



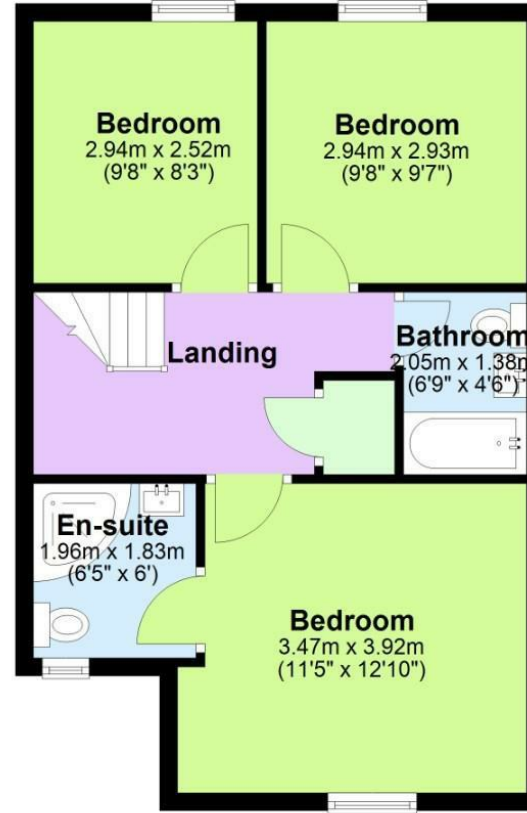
Ground Floor

Approx. 45.6 sq. metres (490.5 sq. feet)



First Floor

Approx. 45.6 sq. metres (490.5 sq. feet)



Total area: approx. 91.1 sq. metres (981.0 sq. feet)



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		83	
(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	

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