

## 7 Poplar Close, Overseal, Derbyshire, DE12 6JQ

**Offers In Excess Of £315,000**

Constructed by Cartwright Homes in 2020, this three-bedroom property is a perfect family home, offering a blend of modern living spaces and a stunning garden with a versatile outbuilding. The ground floor features a welcoming entrance hall with a convenient WC, a spacious sitting room, and an open-plan kitchen/dining room ideal for entertaining. Upstairs, the master bedroom is a peaceful retreat with its own en-suite, complemented by two additional well-proportioned bedrooms and a main bathroom. The property's appeal is enhanced by a substantial carport and a standout outbuilding, currently used as a gym, which can be adapted for a variety of uses, such as a home office. With a total area of approximately 973 sqft, this home combines comfort, style, and practicality.

58 Market Street, Ashby de la Zouch, Leicestershire LE65 1AN

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Branches across the region and an office in central London

Howkins & Harrison is the trading name of Howkins & Harrison LLP.

PARTNERSHIP NO. OC316701 VAT REGISTRATION NO. 272 4321 77 REGISTERED IN England and Wales REGISTERED OFFICE 7-11 Albert Street, Rugby, Warwickshire CV21 2RX

## LOCATION

Overseal village, located in the parish of South Derbyshire, is situated approximately 3 miles south of Swadlincote and 4.5 miles west of Ashby de la Zouch. The village is located on the A444 with road links to Burton upon Trent and the A42/M42 road junction with East Midland conurbations beyond. The village is well served with local amenities including local mini supermarket, public house, garage and primary school with a 'Good' OFSTED rating.

In addition to local amenities Overseal village is on the fringe of the National Forest, conveniently accessed via Conkers National Forest Centre and associated walks and cycle tracks. Also benefitting from nearby Youth Hostel.

## ACCOMMODATION DETAILS - GROUND FLOOR

As you step inside, the welcoming entrance hall provides access to a convenient ground-floor cloakroom. The heart of the home is the open and inviting kitchen/dining room, which is an entertainer's dream. The ground floor also features a generous sitting room, a perfect spot for relaxing and unwinding.

## FIRST FLOOR

Ascending the stairs, the first floor is a private retreat. The master suite is a true highlight, with the master bedroom benefiting from its own private en-suite bathroom for added luxury. This floor also includes two more well-proportioned bedrooms, bedroom two and bedroom three, along with a main bathroom. Designed with convenience in mind, every bedroom offers generous storage options.

## OUTSIDE

The property's appeal extends beyond the interior. The external space includes a substantial carport, perfect for sheltered parking or additional storage. The garden plot boasts a mix of lawned and landscaped areas, a standout feature is the excellent outbuilding which is currently being used as a gym and office and benefits from its own electricity supply. Part of the garden has been thoughtfully designed as a terraced children's forest school area, offering a unique outdoor learning and play environment. The property also enjoys views over open fields.

## Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison

Tel: 01827 718021 Option 1

Tel: 01530 410930 Option 1

## Local Authority

South Derbyshire District Council - Tel: 01283 595795

## Council Tax

Band-C

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make

their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Floorplan

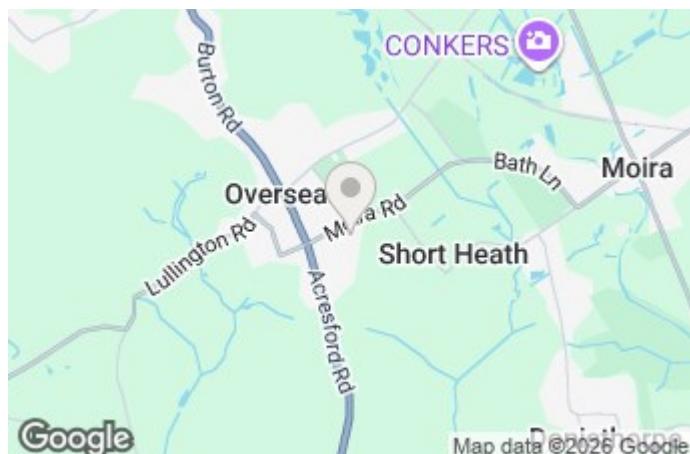
Howkins & Harrison prepare these plans for reference only. They are not to scale.

## Additional Services

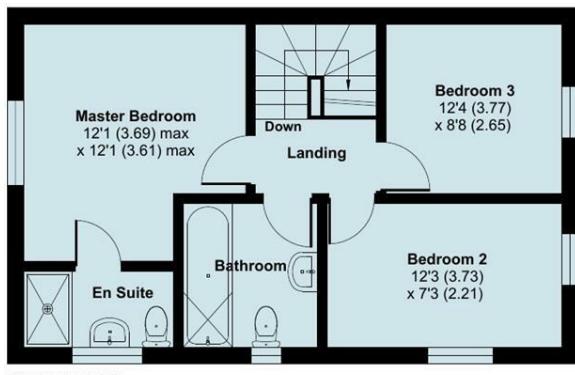
Do you have a house to sell? Howkins and Harrison offer a professional service to home owners throughout the Midlands region. Call us today for a Free Valuation and details of our services with no obligation whatsoever.

## Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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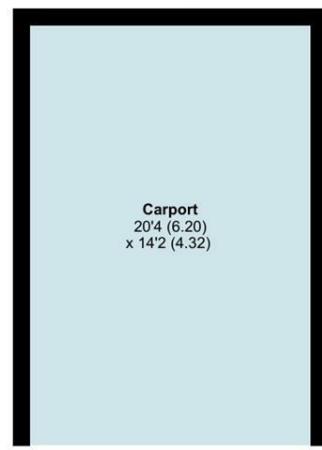
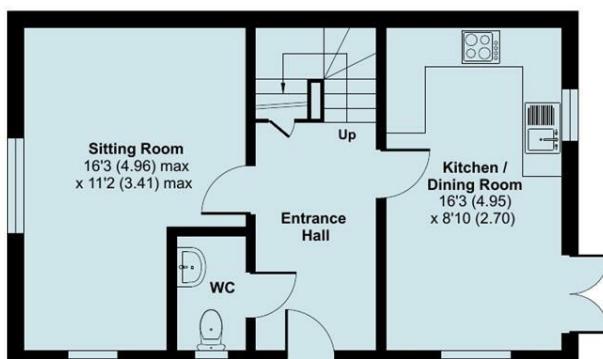
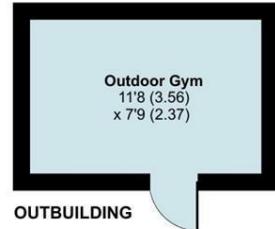


Approximate Area = 882 sq ft / 81.9 sq m (excludes carport)

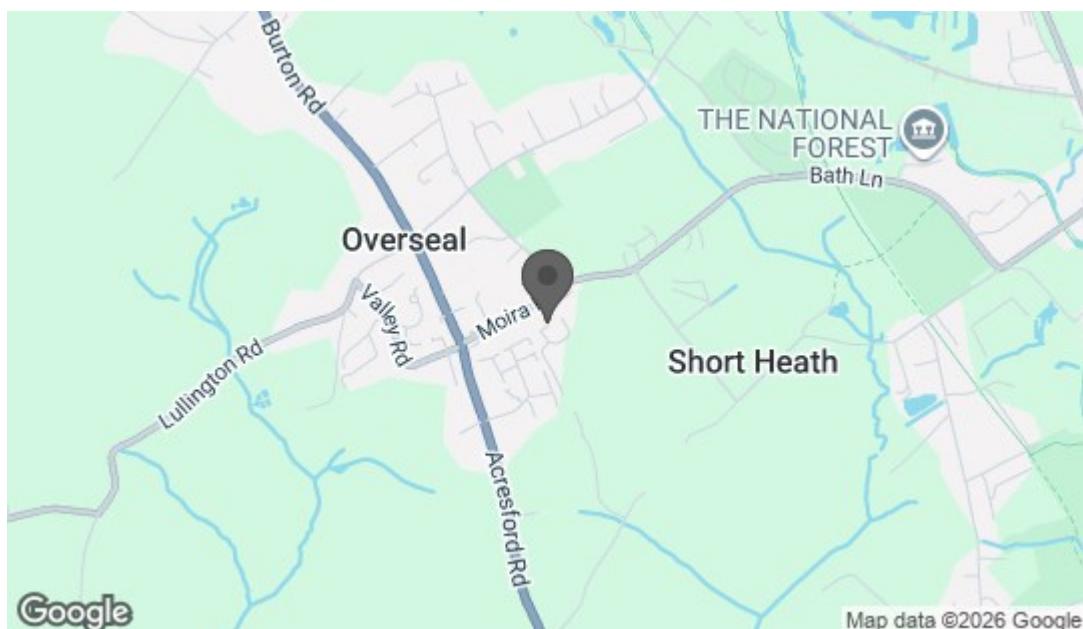
Outbuilding = 91 sq ft / 8.4 sq m

Total = 973 sq ft / 90.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2025. Produced for Howkins & Harrison. REF: 1343683



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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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