



24 Forest View

Overseal | DE12 6GZ | Offers In The Region Of £400,000

ROYSTON
& LUND

- *NO UPWARD CHAIN*
- Adjacent to National Forest Walks
- Lounge, Dining Room, Conservatory
- Double Garage and Parking for at least Two Cars
- EPC -C
- Four Bedroom Detached Family Home
- En-Suite to the Principle Bedroom, Family Bathroom,
- Garden with Decking Area
- Council Tax E
- Freehold





NO UPWARD CHAIN

A spacious four-bedroom detached family home in a sought-after village location. This well-presented offers generous and versatile living space, ideal for modern family life, and is perfectly positioned adjacent to National Forest walks and cycle routes.

Upon entering, you are welcomed by a bright and inviting hallway. To the right, the living room features a charming bay window and a feature fireplace, creating a warm and comfortable space. Double doors lead through to the formal dining room, which benefits from a sliding door opening into a conservatory with direct access to the rear garden—perfect for entertaining or relaxing.

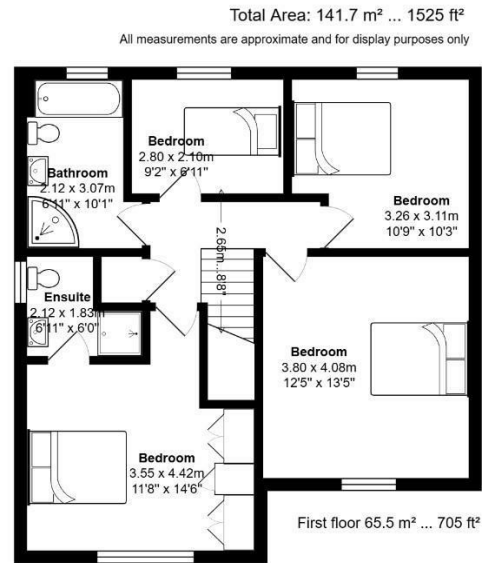
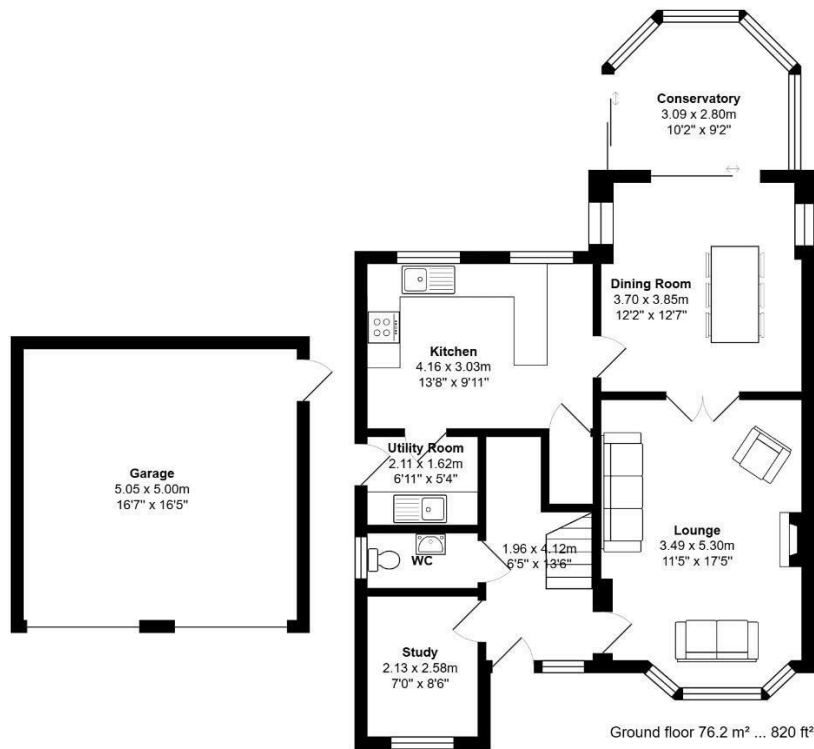
The contemporary kitchen is fitted with a range of stylish cabinetry and integrated appliances, including a double electric oven and gas hob. A separate utility room provides additional convenience, while understairs storage maximises practicality. Completing the ground floor is a versatile study or playroom, along with a downstairs cloakroom.

Upstairs, the property offers four well-proportioned bedrooms, including three doubles and a generous single. The principal bedroom features fitted wardrobes and a modern en-suite shower room. The remaining bedrooms are served by a family bathroom, complete with both a separate bath and shower, as well as a contemporary Bluetooth mirror.

Externally, the property boasts a secluded rear garden, mainly laid to lawn, alongside a spacious decked area—ideal for outdoor dining and entertaining. A double garage is accessible both from the driveway and the garden. The driveway itself provides parking for at least two vehicles, with an additional large gravel area suitable for larger vehicles if required.

The property is within easy reach of local amenities, including a primary school, shops, a post office, and a range of nearby attractions—all within walking distance.

For more details: https://reports.sprift.com/property-report/?access_report_id=4998376



Total Area: 141.7 m² ... 1525 ft²
All measurements are approximate and for display purposes only



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	76
(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	

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