



24 Forest View

Overseal | DE12 6GZ | Guide Price £425,000

ROYSTON  
& LUND



- Guide Price £425,000 - £450,000
- Adjacent to National Forest Walks
- Lounge, Dining Room, Conservatory
- Double Garage and Parking for Two Cars
- EPC -TBC
- Four Bedroom Detached Family Home
- En-Suite to the Principle Bedroom, Family Bathroom,
- Garden with Decking Area
- Council Tax E
- Freehold





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Located adjacent to National Forest walks and cycle ways, this property offers versatile family living. Overseal has a range of local amenities including a village Primary School, shops, post office and a variety of local attractions just a short walk away.

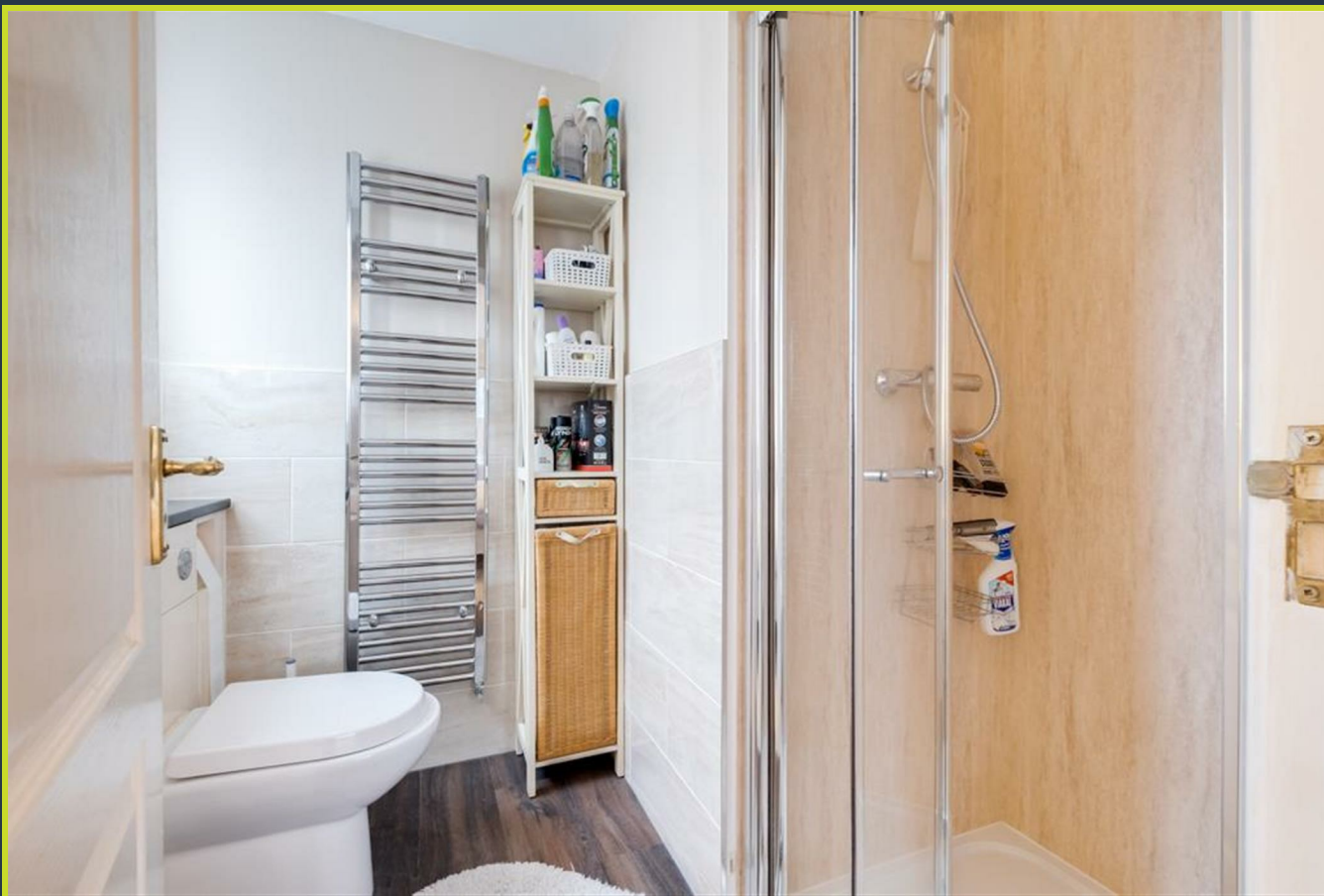
Entering the property into a welcoming hallway; to the right, the living room enjoys a bay window and feature fireplace. Double doors lead through to a formal dining room, with a sliding door opening into a conservatory with doors to the rear garden.

The contemporary kitchen is fitted with cabinetry and integrated appliances, including a double electric oven, and gas hob. A connecting utility room, provides additional practicality and there is understairs storage. Completing the ground floor is a study (or playroom) and a downstairs cloakroom.

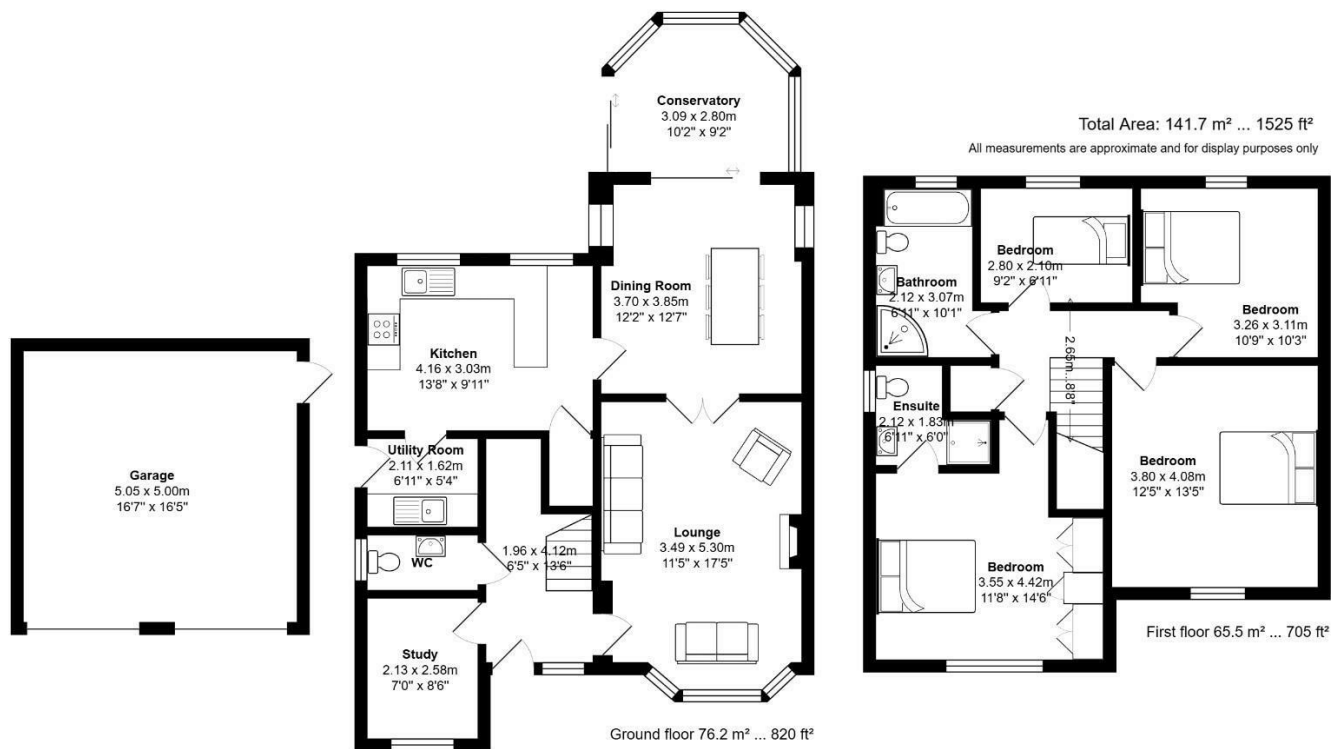
The first floor comprises four well-proportioned bedrooms, three of which are doubles and a good sized single.. The principal suite benefits from an en-suite shower room and fitted wardrobes. A family bathroom serves the remaining bedrooms, featuring both a separate bath and shower and Bluetooth mirror.

To the rear, the secluded garden is mainly laid to lawn with a large decked area ideal for outdoor entertaining. There is a double garage that can also be accessed from the garden. The driveway has parking for at least two cars with a large gravel side area that could accommodate larger vehicles if desired.

For more information; [https://reports.sprift.com/property-report/?access\\_report\\_id=4998376](https://reports.sprift.com/property-report/?access_report_id=4998376)







EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

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