

Sunnyside Lodge, 6A Spring Cottage Road

Overseal | DE12 6NE | Offers In The Region Of £205,000

ROYSTON & LUND

- Luxury Lodge with Fantastic Access to the National Forest
- Open Plan Kitchen/Living Room
- Private Decking Area
- Woodland, Fishing Lake & Angling Nearby
- Pitch Fee Approx. £230 pcm
- High Quality Fittings Throughout
- Three Bedrooms, Two Bathrooms
- Gated Complex
- Private Driveway & Garage
- Council Tax: A

















MOVE IN BY CHRISTMAS

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You must see this exceptional beautifully presented three-bedroom detached lodge, situated within the exclusive gated Ashby Woulds Retreat Lodges development. Nestled in the heart of the National Forest and surrounded by the stunning Derbyshire and Leicestershire countryside, this exceptional home enjoys peaceful surroundings with scenic woodland walks, nearby fishing lakes, tranquil canal paths and an abundance of nature right on the doorstep.

Beautifully maintained throughout, the accommodation is thoughtfully arranged over one level and finished to a high standard. An entrance utility room provides useful storage and laundry space before leading into the central hallway, which gives access to all principal rooms. The impressive open-plan kitchen, dining and living area is the heart of the home, offering a bright and spacious environment ideal for both everyday living and entertaining. The contemporary kitchen features a range of quality fitted units with integrated appliances, ample worktop space and a breakfast bar, while the generous living area benefits from a feature fireplace and French doors opening directly onto the raised decking, creating a seamless connection between the indoor and outdoor spaces.

There are three well-proportioned bedrooms, with the principal bedroom benefiting from a walk-in wardrobe and a stylish en-suite shower room. Whilst the remaining bedrooms are served by a modern family shower room.

Externally, the property enjoys a generous wrap-around deck providing the perfect setting for outdoor seating, entertaining or simply relaxing whilst taking in the open countryside views. The private garden is mainly laid to lawn with additional gravelled areas, while a detached garage and spacious gravel driveway provide ample off-street parking.

Please note, the property is subject to a pitch fee of approx £230 per month

Ground Floor

Approx. 106.8 sq. metres (1149.5 sq. feet)



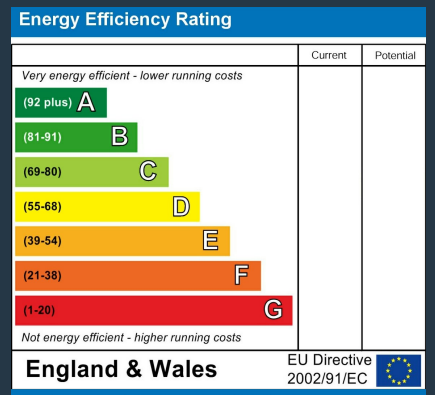
Total area: approx. 106.8 sq. metres (1149.5 sq. feet)

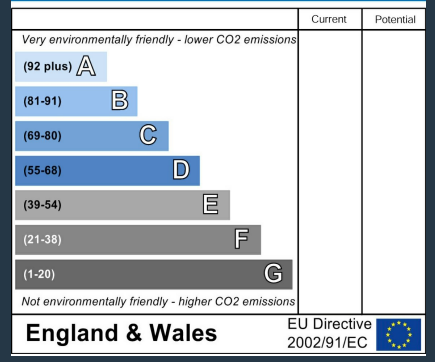
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