# 3 Poplar Close

Overseal | DE12 6JQ | Offers Over £274,000

ROYSTON & LUND

- Offers in the region of £274,000
- Village Location
- Two Bathrooms
- South Facing Garden
- Double width Carport
- Stunning Views Over Open Countryside
- Three Bedrooms
- Open Plan Ground Floor Kitchen & Lounge
- In The Heart Of The National Forest
- Council Tax C // EPC B // Freehold

Offers over £274,000

This stunning home set over three floors is positioned in a rural position with far reaching views to the front! In the Heart of the National Forest it has an abundance of countryside walks and bridle paths.

Entering the home you have a good sized entrance hall with stairs leading to the first floor, door to ground floor cloak room and door to lounge.

The lounge is of good proportion and is open plan to the contemporary kitchen, having a range of base and wall units with worktops over, integrated electric oven with a gas hob and a one and a half sink with drainer and a mixer tap, integrated fridge/freezer and integrated dishwasher also having a window overlooking the rear garden.

To the first floor there are two double bedrooms one taking in the spectacular views over fields and family bathroom which benefits from an electric shower.

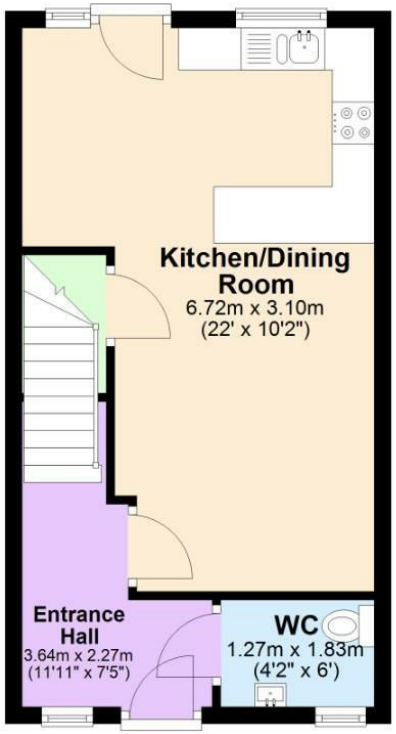
The principle suite sits at the top of the home again with wonderful views and in addition an ensuite shower room.

The garden sits at the rear of the home with gated access to the double width brick built carport complete with electrical outlets and lighting.  To the font of the property there is a communal open grass area, adding to the pictures setting.

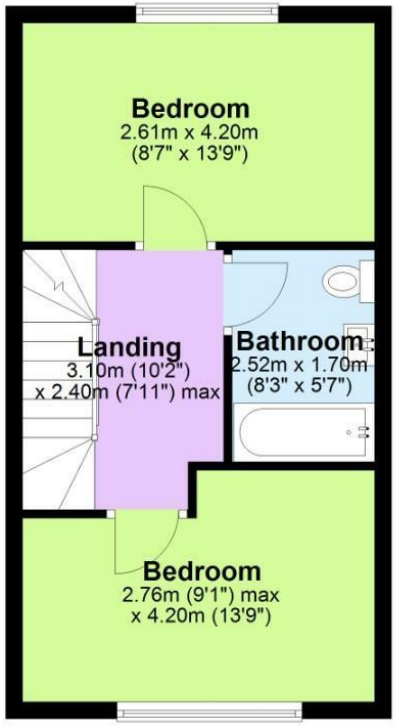
Annual Service Charge applies: Approx £284 per annum.

For more information: https://reports.sprift.com/property-report/?access_report_id=5224789

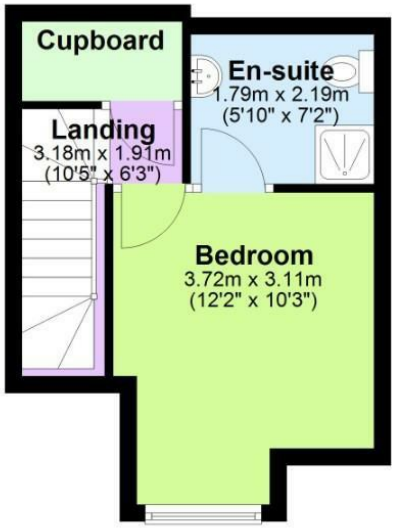
## Ground Floor
Approx. 34.0 sq. metres (366.0 sq. feet)




## First Floor
Approx. 34.0 sq. metres (366.0 sq. feet)




## Second Floor
Approx. 20.9 sq. metres (225.2 sq. feet)



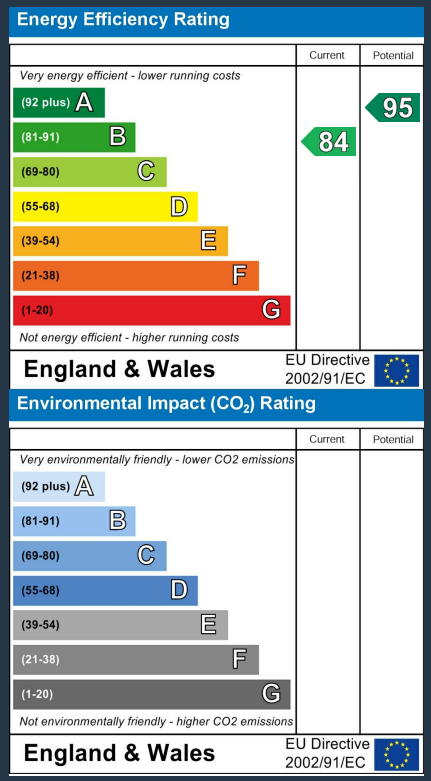

Total area: approx. 88.9 sq. metres (957.3 sq. feet)

The Property Ombudsman

naea | propertymark PROTECTED

THE GUILD PROPERTY PROFESSIONALS

## EPC

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