



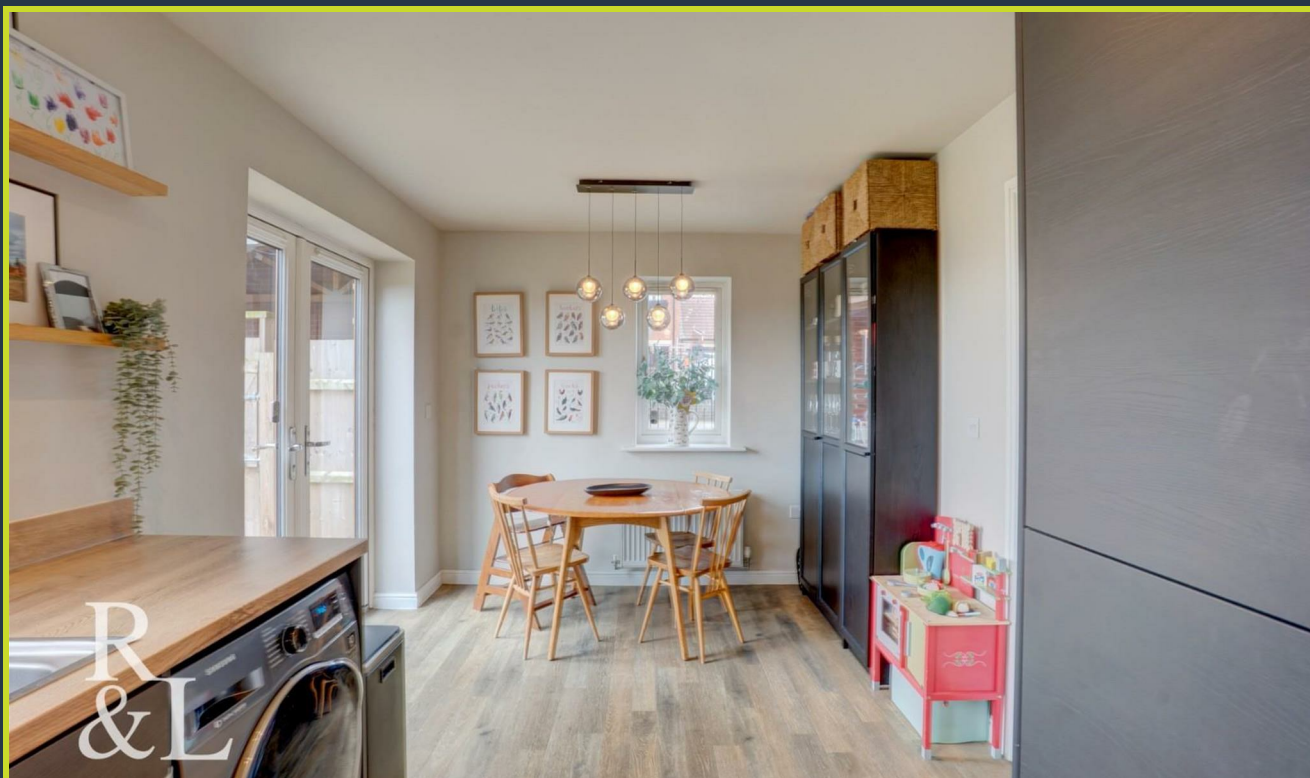
R & L

7 Poplar Close

Overseal | DE12 6JQ | Guide Price £300,000

ROYSTON
& LUND

- Guide Price £300,000 - £325,000
- Dual-Aspect Kitchen/Diner with Patio Doors to the Rear Garden
- Off-Road Parking for up to Three Vehicles.
- Access to National Forest Walks
- Council Tax C
- Three-Bedroom Semi-Detached Home
- Principal Bedroom with En-Suite Shower Room
- South-Facing Rear Garden
- EPC B
- Freehold





Guide Price £300,000 - £325,000

A beautifully presented modern three-bedroom semi-detached home, offered in turnkey condition, enjoying stunning views over adjacent fields and open countryside. Situated in the highly sought-after village of Overseal, the property benefits from easy access to National Forest walks and local attractions, all within walking distance.

Upon entering, you are welcomed by a bright and inviting hallway. To the right, a spacious dual-aspect kitchen/dining room features double patio doors opening onto the south-facing garden, creating a perfect space for both everyday living and entertaining. The kitchen is fitted with a range of contemporary wall and base units, complemented by a built-in double oven, gas hob with extractor, and integrated fridge/freezer, with additional space for further appliances.

The ground floor also offers a generous living room, enhanced by a striking floor-to-ceiling window that floods the space with natural light. A convenient downstairs WC completes this level.

Upstairs, the property boasts three well-proportioned double bedrooms. The principal bedroom benefits from an en-suite shower room and a floor-to-ceiling window, creating a bright and airy retreat. The remaining bedrooms enjoy attractive views over surrounding fields. A modern family bathroom serves the additional bedrooms.

Externally, the property features a secure, secluded, south-facing garden, complete with a patio area and lawn—ideal for outdoor relaxation. A charming summer house provides versatile space, suitable for use as a home office, gym, or additional storage. The property also benefits from a carport and off-road parking for up to three vehicles.

For More Information; https://reports.sprift.com/property-report/?access_report_id=5158748

****Annual Service Charges Apply ****

*****Public Footpath Beyond the Rear Fence*****





EPC

Energy Efficiency Rating

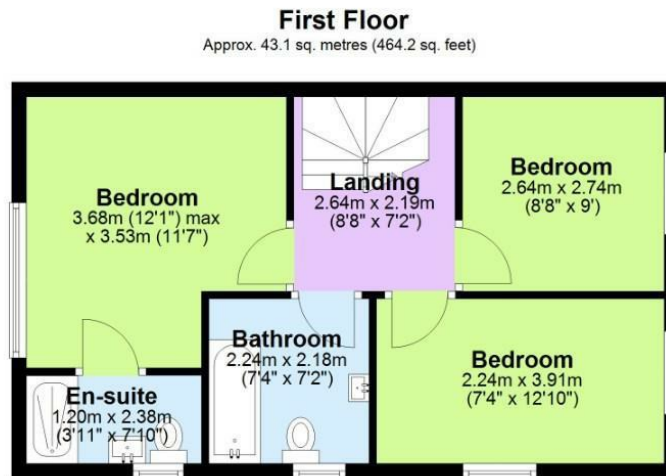
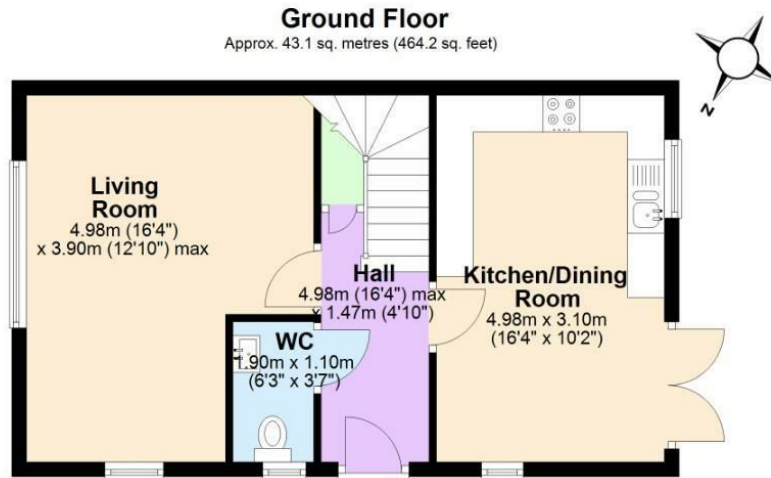
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) 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



Total area: approx. 86.3 sq. metres (928.4 sq. feet)

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