



191 Acresford Road

Overseal | DE12 6HY | Offers In The Region Of Guide Price of £325,000 - £335,000

ROYSTON  
& LUND

- Offers In Region Of £325,000 -
- Two Spacious Reception Rooms
- Ground Floor Shower Room
- Recently Fitted Bathroom
- Ample Off-Road Parking with Privacy
- Semi Detached - Three Bedrooms
- Conservatory
- Expansive Rear Garden
- Surrounding Views of the Countryside
- Freehold / EPC Rating - C / Council Tax Band - B





Offers in the Region Of £325,000

This Inviting three-bedroom semi-detached home offers a welcoming layout and generous living spaces throughout.

Entering through the porch into a wide and inviting entrance hall, you are immediately met with a sense of space. To the right sits the spacious living room, featuring a charming bay window with stained-glass detailing and enhanced with decorative stonework that creates a stylish and central focal point.

Continuing ahead, the kitchen offers traditional wooden cabinetry, ample worktop space and integrated appliances including a gas hob, oven and grill. An open walkway from here leads into a second reception room, providing an excellent additional lounge or dining area.

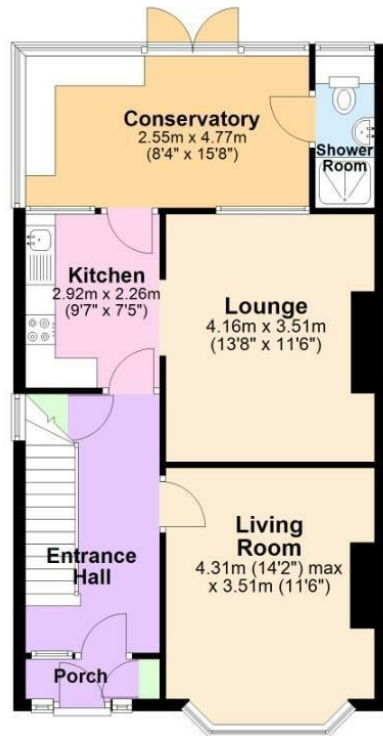
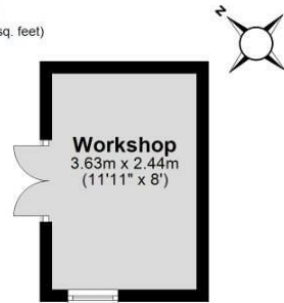
Beyond the kitchen, the conservatory provides an additional bright living space, accompanied by a conveniently adjoining shower room. Additionally, a useful pantry space is neatly tucked away beneath the stairs. French doors open out to an expansive rear garden, beautifully arranged with slabbed patio areas, a well-maintained lawn, mature shrubs and trees, sheds and a useful workshop positioned at the bottom of the garden.

Upstairs, the property offers two generous double bedrooms, both featuring integrated wardrobes. A third bedroom sits to the front, well-suited as a comfortable single room or home office. A recently fitted modern bathroom completes this floor, featuring a large walk-in shower and neutral, contemporary vanity units. The front-facing rooms enjoy scenic countryside views, while the rear bedroom overlooks the impressive garden.

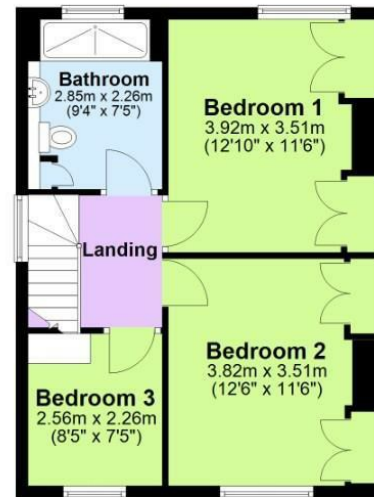
To the front, there is plenty of off-road parking, framed by brick walls and mature hedging that further the property's privacy aspect.



**Ground Floor**  
Approx. 72.6 sq. metres (781.5 sq. feet)



**First Floor**  
Approx. 46.0 sq. metres (494.9 sq. feet)



Total area: approx. 118.6 sq. metres (1276.4 sq. feet)



**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>	71	79
(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		

**England & Wales** 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		

**England & Wales** EU Directive 2002/91/EC

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**ROYSTON & LUND**