

SUPERIOR HOMES

ROYSTON & LUND



44 Measham Road

Acresford | DE12 8AJ

Offers In The Region Of £465,000

Royston & Lund are delighted to present this four-bedroom detached converted bungalow. The property has stunning countryside views set in a larger than average plot.

Entering through the porch, you're welcomed into an airy, wide hallway. The living room is a warm space that flows seamlessly through double doors into a bright conservatory, offering views and access to the garden via double patio doors. At the heart of the home is a stylish large open-plan kitchen diner, with an additional dining area. Fitted with a range a floor and wall units and built in appliances including two ovens, hob, extractor, fridge, freezer and dishwasher. There is a further reception room that is currently used as a dining room but could easily be used as a study or further bedroom.

There are three well-sized bedrooms on the ground floor, two with modern en suites and fourth bedroom on the converted first floor. The rooms also include fitted wardrobes providing ample storage. A family bathroom adds ease and convenience.

Outside, the property continues to impress with a private driveway and detached garage, offering plenty of off-road parking and extra storage with two greenhouses. The home sits on a generous plot of land, including allotment areas and greenhouse spaces—a dream for gardening enthusiasts or anyone looking to embrace a more self-sufficient lifestyle.

Spacious, well-equipped, and set within peaceful surroundings, it offers the best of both indoor comfort and outdoor potential.

Acresford a small hamlet set within the National Forest, offering a peaceful rural setting with the convenience of nearby amenities in Measham and Overseal.





- Offers in the region of £465,000
- Three/ Four Bedroom Detached Bungalow
- Converted Bungalow - Additional Bedroom
- Open-plan Kitchen Diner
- Living Room-to-Conservatory
- Two En-suites & Bathroom
- Fitted Wardrobes
- Generous Land including Allotment
- Driveway & Detached Garage
- Freehold - Council Tax Rating C - EPC Rating E









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England & Wales		
EU Directive 2002/91/EC		
Not energy efficient - higher running costs		
Very energy efficient - lower running costs		
Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Not environmentally friendly - higher CO2 emissions		
Very environmentally friendly - lower CO2 emissions		
Environmental Impact (CO2) Rating		
EPC		
The Guild of Property Professionals		
Protected		
The Property Ombudsman		