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3 Poplar Close

Overseal | DE12 6JQ | Price Guide £290,000

ROYSTON  
& LUND

- Guide Price: £290,000-£300,000
- 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





GUIDE PRICE £290,000-£300,000

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 front 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](https://reports.sprift.com/property-report/?access_report_id=5224789)



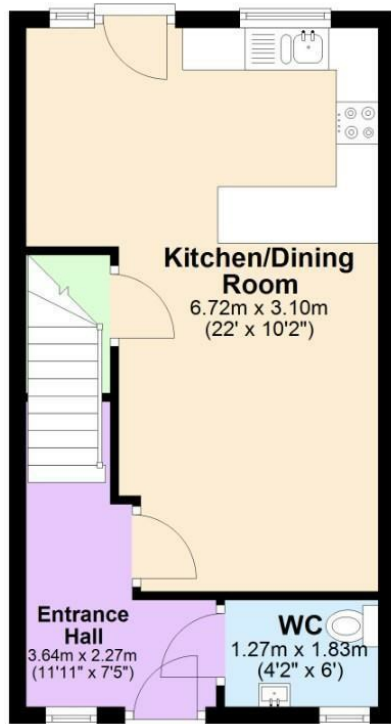
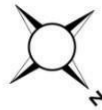


### EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>95</b>
(81-91) <b>B</b>		<b>84</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 energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

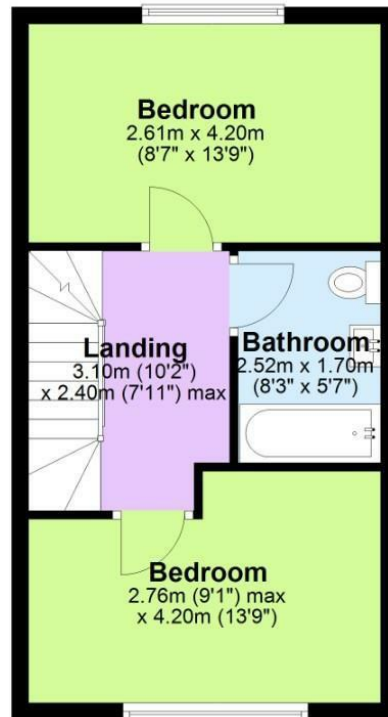
### Ground Floor

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)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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