

# SUPERIOR HOMES

# ROYSTON & LUND



# 1 Poplar Close

| DE12 6JQ

Guide Price £525,000

\*\*\* Guide Price: £525,000 - £535,000 \*\*\*

Situated on the highly sought-after Poplar Close development in the desirable village of Overseal, this beautifully presented four bedroom detached family home offers generous and versatile accommodation throughout, complemented by a detached double garage, ample off-street parking and a wonderfully private south-east facing rear garden. Finished to a superb standard and styled with a wealth of character, this impressive home is perfectly suited to modern family living.

Stepping inside, you are welcomed by a spacious entrance hall with stairs rising to the first floor and access to the principal ground floor accommodation. The generous living room is flooded with natural light and provides a relaxing space for the whole family, with French doors opening directly onto the rear garden, seamlessly blending indoor and outdoor living during the warmer months.

The heart of the home is undoubtedly the impressive open-plan kitchen and dining room. Designed with both everyday living and entertaining in mind, it boasts an extensive range of fitted units, plentiful worktop space, integrated appliances, a breakfast bar and ample room for a family dining table. A separate utility room provides further storage and space for appliances while offering convenient side access to the driveway.

Completing the ground floor is a versatile second reception room, ideal as a formal dining room, snug, playroom or home office, together with a stylish downstairs WC.

To the first floor, a spacious landing gives access to four well-proportioned bedrooms and the family bathroom. The impressive principal bedroom enjoys fitted wardrobes and a recently renovated contemporary en-suite shower room. The remaining three bedrooms are all generously sized, offering flexible accommodation for growing families, guests or those working from home, and are served by a modern four-piece family bathroom featuring both a separate shower enclosure and bath.



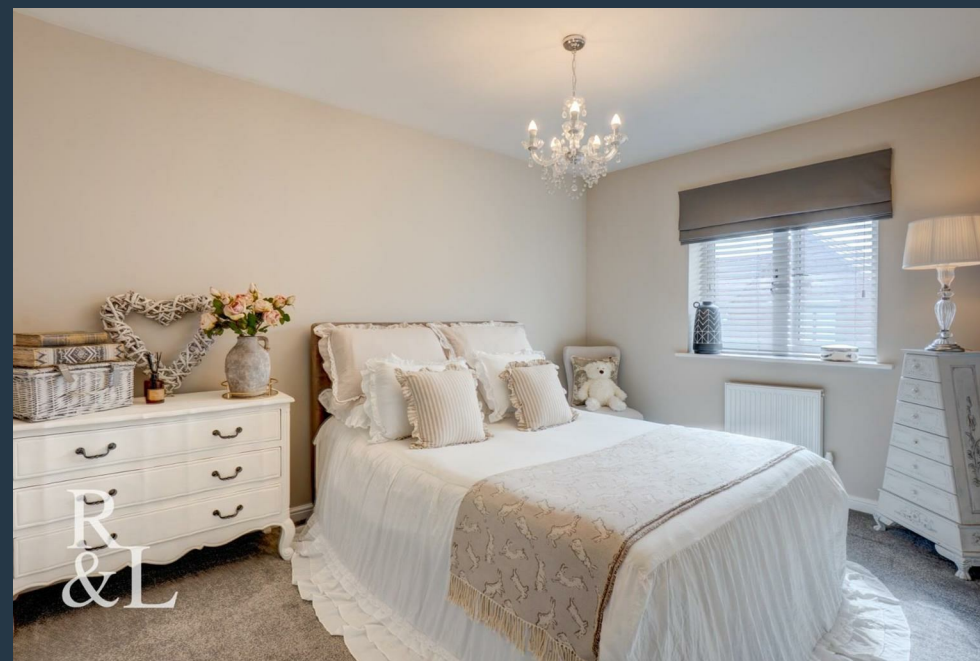


- Guide Price: £525,000 - £535,000
- Four Bedroom Family Home
- Open Kitchen/Dining Room
- Principle Bedroom with Private En-Suite
- South-East Facing Garden
- Ground Floor WC & Utility Room
- Close to Numerous Amenities & Transport Links
- Council Tax: E
- EPC: B
- Freehold





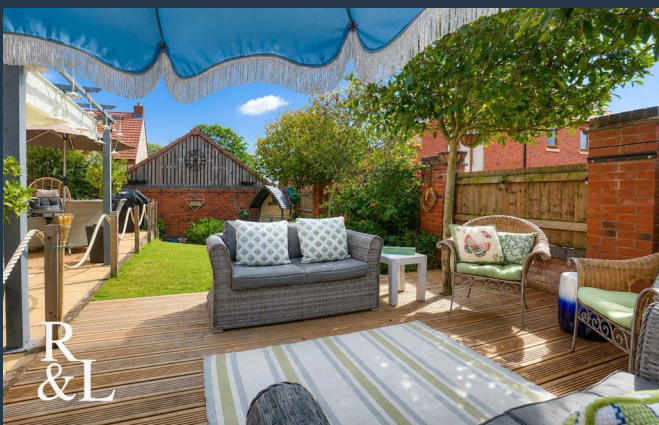
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Outside, the property continues to impress. The south-east facing rear garden enjoys an excellent degree of privacy and has been thoughtfully landscaped to provide a generous lawn, established planting, attractive patio seating areas and an elevated decked entertaining space, making it ideal for family gatherings and alfresco dining.



To the front, the property is set behind an attractive timber fence and gated frontage, with a substantial block-paved driveway providing parking for up to four vehicles, leading to a detached double garage.

Located within a modern and highly regarded development, this exceptional family home enjoys a peaceful setting whilst remaining within easy reach of local amenities, highly regarded schools, countryside walks and excellent transport links to Ashby-de-la-Zouch, Swadlincote, Burton upon Trent and the wider motorway network.



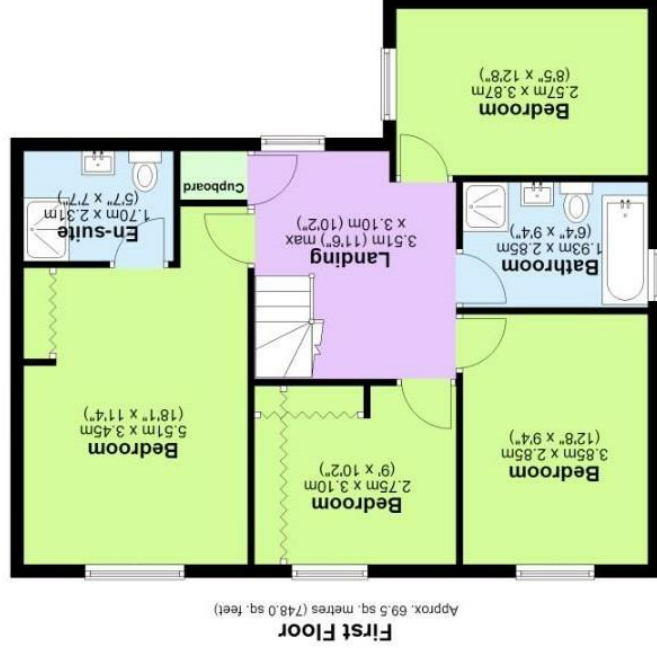
For more information:  
[https://reports.sprift.com/property-report/?access\\_report\\_id=5505860](https://reports.sprift.com/property-report/?access_report_id=5505860)

**\*\*Buyers Note - Annual Estate Fee of Approximately £250.00.**

Freehold

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Total area: approx. 177.5 sq. metres (1910.1 sq. feet)



| England & Wales                             |           |
|---------------------------------------------|-----------|
| EU Directive 2002/91/EC                     |           |
| Very energy efficient - lower running costs | Potential |
| (92 plus) A                                 |           |
| (81-91) B                                   |           |
| (69-80) C                                   |           |
| (55-68) D                                   |           |
| (39-54) E                                   |           |
| (21-38) F                                   |           |
| (1-20) G                                    |           |
| Not energy efficient - higher running costs | Current   |
| 85                                          |           |
| 92                                          |           |

| England & Wales                                     |           |
|-----------------------------------------------------|-----------|
| EU Directive 2002/91/EC                             |           |
| Very environmentally friendly - lower CO2 emissions | Potential |
| (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 CO2 emissions | Current   |
|                                                     |           |

EPC



PROTECTED

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