



5 Radleigh Grange

Woodville | DE11 7DF | Guide Price £335,000

**ROYSTON
& LUND**

- Guide Price £335,000 - £340,000
- A Beautifully Presented Four-Bedroom Detached Family Home
- Spacious Living Room with Feature Fireplace and Bay Window
- Large Kitchen/diner with Patio Doors to the Rear West Facing Garden
- Utility Room and Downstairs WC
- En-suite to the Principle Bedroom
- Four Piece Family Bathroom
- Attached Single Garage and Driveway
- Council Tax D // EPC C
- Freehold





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A beautifully presented four-bedroom detached family home, ideally situated within easy reach of National Forest walks and a range of local amenities.

The welcoming hallway leads into a spacious and bright living room on the right, featuring a bay window and an attractive feature fireplace. To the rear of the property, the impressive kitchen diner spans the width of the home and benefits from double patio doors opening onto the west-facing garden. The kitchen is fitted with a range of modern wall and base units, complete with a built-in oven and hob, and offers additional space for further appliances. A convenient utility room and downstairs WC complete the ground floor.

Upstairs, there are four generously sized double bedrooms. The principal bedroom is particularly spacious, enjoying dual-aspect windows and a contemporary en suite shower room. The remaining bedrooms are served by a stylish four-piece family bathroom.

Externally, the west-facing garden is designed for both relaxation and entertaining, featuring a variety of patio and decking areas. The property also benefits from an attached single garage and a driveway providing off-road parking for two or more vehicles.

For more information: https://reports.sprift.com/property-report/?access_report_id=5134659

**** Annual Management Charges Apply ****





EPC

Energy Efficiency Rating

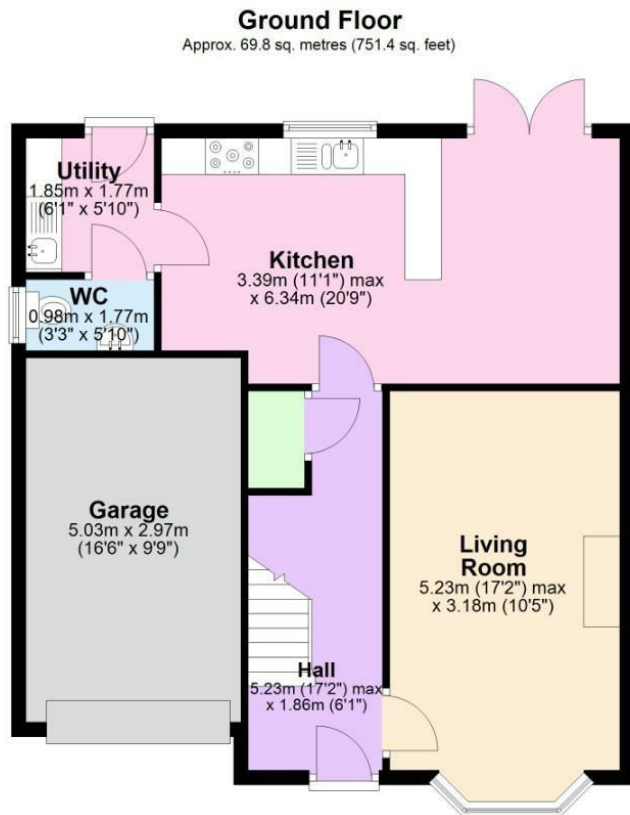
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	79

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. 139.6 sq. metres (1502.1 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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