



Situated on the highly sought-after Leisure Village, this well-proportioned 4/5 bedroom detached family home enjoys a superb position close to the local park and leisure facilities, while being within a mile of the town centre and mainline railway station. The hospital is also just over a mile away, making this an exceptionally convenient location for a wide range of buyers.

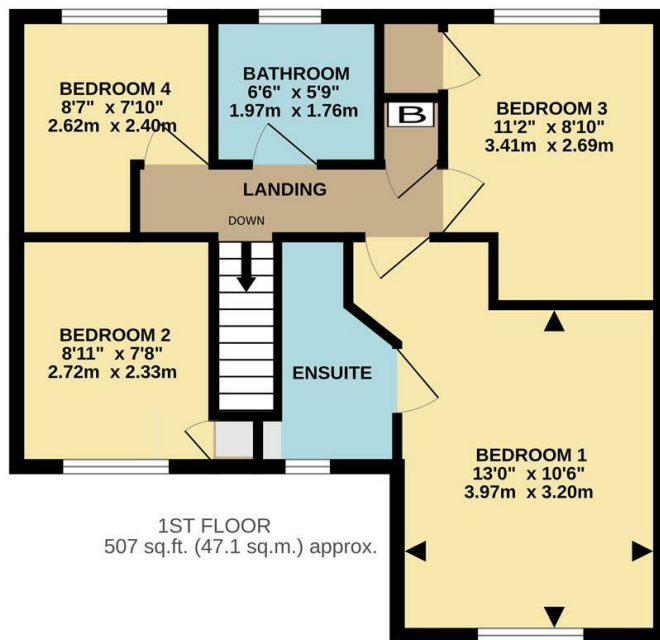
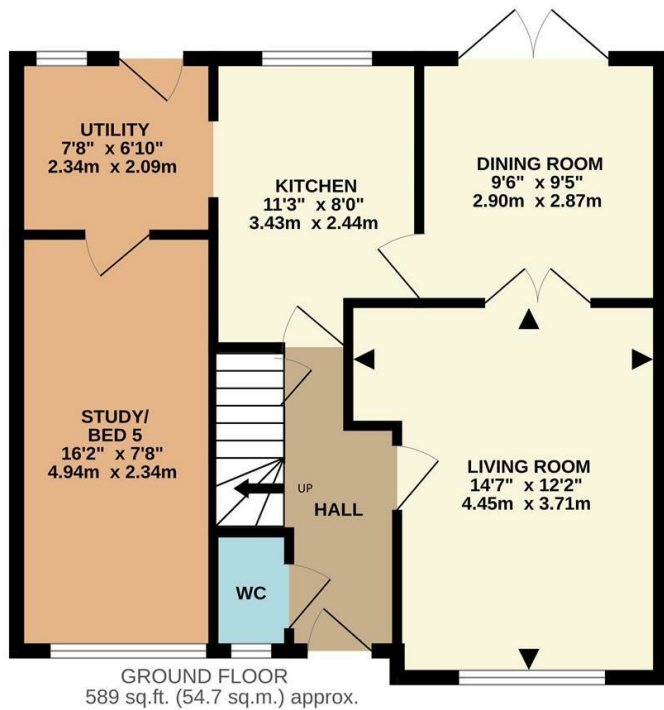
Occupying an enviable plot, the property benefits from extensive off-road parking, a double garage, and enclosed rear and side gardens. To the front, the property enjoys an attractive outlook over the Leisure Village.

Inside, the accommodation is spacious and versatile, with PVC double glazing and gas central heating throughout. A ground floor study provides excellent flexibility and could also serve as a fifth bedroom if required. The generous living room opens through to a separate dining room, which overlooks the rear garden and offers an ideal space for family life and entertaining.

Offered to the market with no onward chain, this delightful home must be viewed to fully appreciate both the excellent location and the further potential offered by its impressive plot.

**Tenure: Freehold**  
**Energy Rating: C**  
**Council Tax Band: D**

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TOTAL FLOOR AREA : 1096 sq.ft. (101.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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- Highly sought-after Leisure Village location
- 4 bedroom detached family home with ground floor bedroom 5 or study
- Extensive off-road parking and double garage, Enclosed rear and side gardens
- Ground floor wc, en suite shower and family bathroom
- Gas central heating PVC double glazing
- No onward chain

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>		
(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		
	73	78
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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Important: We would like to inform prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. A survey has not been carried out, nor the services, appliances and fittings tested. All measurements are approximate; sizes should not be relied upon for furnishing, or any other purposes. Floor plans are for guidance and illustration purposes only and are not to scale. Photos are taken with a wide angle lens. Items shown in the photographs are expressly excluded unless agreed otherwise in writing. If there are any matters likely to affect your decision to buy, please contact us before viewing the property and clarify all matters prior to offer. L786

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