

Ashfield Drive

Moira, Swadlincote, DE12 6HG



Set in the popular village of Moira, this extended contemporary style home embraces open plan living with a large social family ground floor living space seamlessly combining lounge, breakfast kitchen and dining room in one. Viewing essential.

£275,000



John German

The village of Moira is surrounded by the scenic National Forest and is ideally situated within easy walking distance to Donisthorpe Country Park, Conkers, Hicks Lodge and Moira Furnace Museum. There is a local primary school, and a Co-op providing all that you need in the way of shopping, and for the busy commuter the M42 is close by giving access to both Tamworth and Birmingham.

Accommodation - Step through a uPVC entrance door with glazed side panel into a reception hall where a polished porcelain tiled floor runs underfoot and throughout the whole of the ground floor living space. A door opens to reveal the lounge which has stairs leading off and a large uPVC double glazed window to the front. This leads seamlessly into the kitchen that has a range of high gloss base and wall mounted cabinets with roll top work surfaces and inset one and a half bowl sink with mixer tap. There is a giving gas hob with hood over, eye level oven and grill plus a central island unit. Off the kitchen is an extended dining room that is a perfect space for entertaining having a sloping ceiling with glazed skylight and door to the rear garden.

A further door off the kitchen connects through to the utility room which has further base and wall mounted cabinets, one and a half bowl sink with mixer tap, space for a washing machine and fridge etc. A uPVC double glazed window overlooks the rear. From the utility room there is a ground floor bathroom which has a panel bath with shower mixer tap and glazed screen, vanity wash hand basin and WC to the side. An internal door from the utility room leads to the remainder of the garage space which provides valuable storage and has an entrance door to the front.

On the first floor landing is a uPVC double glazed window to the front and panelled doors leading to three bedrooms. Bedroom one is a lovely sized room with built in wardrobes and a wide uPVC double glazed picture window. Bedroom two also has a built in wardrobe and overlooks the rear garden.

Completing the first floor is a shower room fitted in a contemporary style comprising vanity unit with inset wash hand basin, concealed cistern WC to the side, a large frameless walk-in shower cubicle with glazed screen and rainfall shower over, full height tiling to the walls, tiled floor and a uPVC double glazed rear window.

Outside the property sits well back from the road beyond an extensive driveway flanked on one side by neat lawned gardens. The rear garden enjoys a great degree of privacy and is laid mainly to lawn with timber fencing.

Notes:

There has been an unexpected leak in the kitchen, the images of the kitchen have been touched up to remove the damage. It is currently in the process of being repaired.

The garage conversion that provides the utility room and bathroom is currently await building regulation approval.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/23052023

Local Authority/Tax Band: North West Leicestershire / Tax Band C







Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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