

# Chestnut Close

Moira, Swadlincote, DE12 6EP



Fabulous opportunity to acquire a forever family home looking over fields to both aspects. Offered for sale with no chain and full of potential for personalisation and extending (STPP). It offers three bedrooms, bathroom, lounge/diner, kitchen and garden room. Extensive plot with lots of parking plus garage.

Offers In Excess Of £250,000



John German 

The property sits on a small and sought after non-estate cul-de-sac setting of just 8 properties, set on the edge of the village of Moira, enjoying fantastic views to both front and rear over the surrounding countryside. There is heaps of parking and plenty of potential for extension and improvement subject to planning permission, and the property benefits from no upward chain.

A look inside will reveal a well proportioned semi detached home with through reception hallway leading you to a great sized open plan lounge and dining room where double doors take you through into the garden room, which in turn has French doors leading to the outside.

Lastly on the ground floor there is a kitchen which has base and wall mounted cabinets on two sides of the room. There are appliance spaces, window to the side and side door leading you out onto the driveway.

Upstairs you will find three well proportioned bedrooms, all of which have fantastic views over the surrounding countryside, and lastly there is a family bathroom which is fitted with a white suite comprising panelled bath with electric shower above, pedestal wash hand basin and WC, plus boiler cupboard housing a Worcester Bosch combi central heating boiler.

Outside, as previously mentioned this property has an expansive driveway providing lots of parking. There are long lawned gardens to the front. At the end of the driveway you will find a detached garage and gated side access leads you through onto the patio area where steps lead up to lawned gardens which benefit from backing onto fields.

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

**Property construction:** Standard

**Parking:** Driveway

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** TBC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** North West Leicestershire District Council / Tax Band C

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA27062024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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