

Holly Close

Moira, Swadlincote, DE12 6HZ



Gorgeous detached bungalow set in a sought after cul-de-sac location. It offers 2/3 bedrooms lounge, kitchen, conservatory and bathroom. Long drive with detached garage and private gardens add to its appeal. Close to open countryside and Johns Wood walking area. Viewing essential.

£265,000

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. The newly opened Co-op provides 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. For families the local primary school is popular before they migrate into Ashby at age 11.

The property stands proudly back behind a planted lawned front garden with driveway to the side providing off road parking and access to the detached garage.

A look inside will reveal an entrance porch stepping into an L-shape reception hallway, with all accommodation arranged around it.

Immediately to your right is the fitted breakfast kitchen which has base and wall mounted cabinets wrapping around the room, with complementary roll top work surfaces with integral gas hob and oven beneath. There is space for a washing machine, tiled flooring underfoot, fitted breakfast bar area and inset sink with mixer tap and uPVC double glazed window above overlooking the pretty gardens beyond. A uPVC double glazed door leads to outside.

The lounge is a well proportioned reception room with a lovely front aspect with uPVC double glazed window. There is coving to the ceiling and the focal point of the room is a fitted fireplace.

The property offers two/three bedrooms, bedrooms one and two overlook both the front and rear aspects, and the third bedroom is currently utilised as a dining room and this room has French double doors providing access into an adjoining uPVC double glazed conservatory which has tiled flooring, French doors again leading you outside to the lovely gardens.

Outside, to the rear of the property you will find there is a patio area and gardens that are laid mainly to lawn, flanked on all sides by pretty flowering mature borders.

Agents note: There are covenants appertaining to this property, a copy of the land registry is available to view on request.

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: South Derbyshire District Council / Tax Band C

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

Our Ref: JGA02072024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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