

Daybell Road

Moira, Swadlincote, DE12 6DZ

John 
German





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£425,000

A just beautifully presented, extended and positioned family home with a super outlook over the green. Highlights include a gorgeous luxury bespoke contemporary kitchen, bay windowed lounge and a dining room with extended sitting area overlooking private mature pretty gardens. Bedrooms one and two both benefit from en suite shower rooms.



This is a super family home which has an enviable plot on this popular development. The location is excellent, set in countryside, close to many walks including Hicks Lodge, yet less than 3 miles from the bustling market town of Ashby with its many restaurants and bars. The vendors have much improved the property over the years and as such, viewing comes highly recommended.

A look inside this lovely family will reveal on the ground floor a practical entrance porch followed by a welcoming through reception hallway with stairs leading off and refitted guest cloakroom. To your right is a well-proportioned bay lounge with feature fireplace sitting at its focal point. Double doors connect and open to the well-proportioned dining room, ideal for family gatherings and entertaining. This room has also been thoughtfully extended to create a sitting area with French doors and delightful views of the garden beyond.

Adjacent to the dining room is a wonderfully appointed, refitted luxury bespoke kitchen. A room where no expense has been spared in creating a wonderful contemporary kitchen with full height cabinetry, gleaming quartz countertops alongside a wide range of integrated appliances. This dynamic workspace is all planned around the working triangle for those budding chefs and really is the heart of the home. Return to the hallway where there is an internal door through to the garage where the current owners have created a very useful utility room with space for a washing machine etc.

Upstairs on the first floor you will discover four great sized bedrooms, alongside three bathrooms (two en suite). Particular attention must be drawn to the principal bedroom suite which has an extensive array of bespoke full height fitted wardrobes with dressing area. The room enjoys views of the green and has a refitted en suite shower room with a double width tiled shower enclosure and feature vanity unit with seamless countertop which flows to create a sink to the side with mixer tap.

Bedroom two has the benefit of built in wardrobes and also has its own private en suite shower room, and serving the two remaining bedrooms is a well-appointed principal family bathroom.

Outside, the property sits back behind a double width drive with an integral single garage beyond. The drive has a partially shared access to the front with only one neighbour. The garden is landscaped to the fore. To the rear of the property is a beautiful private garden maturely planted and offering a beautiful haven for day-to-day life. There is an extensive sweeping paved patio area with two seating areas, shaped lawns and maturely planted borders bursting with shrubs and colourful flowers. Again, the property benefits from a great degree of privacy to the rear.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard. **Parking:** Drive & garage.

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Mains.
(Purchasers are advised to satisfy themselves as to their suitability).

Broadband and 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 E

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

www.nwleics.gov.uk

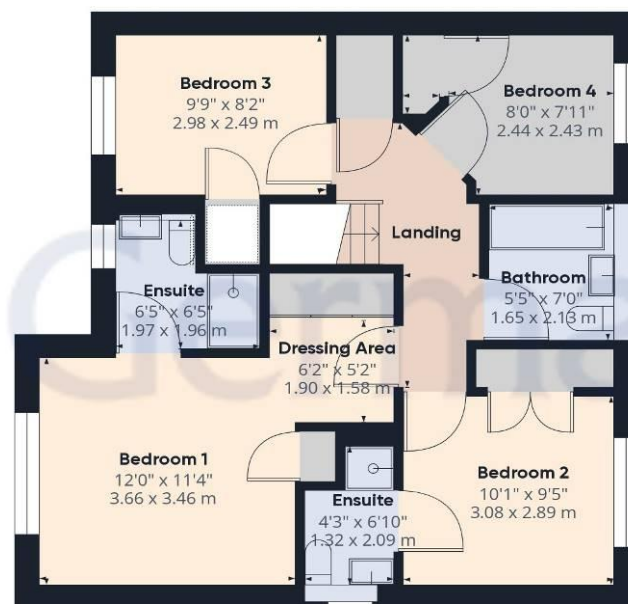
Our Ref: JGA/04092024







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1412.55 ft²

131.23 m²

Reduced headroom

0.11 ft²

0.01 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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