

Bramley Close

Moira, Swadlincote, DE12 6DX

John
German






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£425,000

Extended 5-bed detached home (1593 sq ft) with no onward chain. Featuring family breakfast kitchen, utility, lounge, dining room, and annexe with bedroom, sitting area & en suite. Benefits include a double garage. Ideal for families or multigenerational living.

John German 

An Exceptional Extended 5 Bedroom Detached Family Home – Offered with No Upward Chain

This superbly extended and spacious (1593sqft) 5 bedroom detached home is a rare opportunity, offered with **no upward chain** and ideally situated at the end of a quiet cul-de-sac on the sought-after Daybell development in Moira. Perfectly designed for modern family living, the property boasts an impressive array of versatile living spaces—including a **self-contained annexe wing**—alongside a **double garage** and mature gardens.

Location

Moira is a charming village situated near Ashby-de-la-Zouch and the National Forest. Historically known for its coal mining and industrial heritage, Moira has transformed into a desirable village, there is a local co op, a post office, primary school, two village pubs. Nearby is Moira Furnace & Museum – A restored 19th-century ironworks that now serves as a museum showcasing the village's industrial past. It features scenic canal walks, a café, and boat trips. Conkers – A popular family-friendly attraction within the National Forest, offering interactive exhibits, adventure playgrounds, treetop walks, and outdoor activities. Hicks Lodge – A beautiful woodland area with cycling and walking trails, ideal for outdoor enthusiasts. Donisthorpe Woodland Park – A scenic nature reserve with walking trails, picnic areas, and a link to the Ashby Woulds Heritage Trail.

Property Overview

Benefiting from gas central heating, UPVC double glazing, and energy-saving solar panels, this well-presented home offers excellent energy efficiency combined with a wealth of family-friendly space. The versatile layout is ideal for multi-generational living, homeworking, or entertaining.

Ground Floor

A welcoming front door opens into a spacious central hallway, with laminate flooring and a winding staircase lead to the first floor. The **main lounge** is bright and inviting, centred around an elegant Adam-style fireplace with a living flame gas fire. French doors provide seamless access to the rear garden and patio, enhancing the sense of indoor-outdoor flow. To the front, the formal **dining room** offers an ideal space for family gatherings or dinner parties.

The highlight of the ground floor is the **extended annexe wing**, large enough to allow for a bedroom and sitting area, plus a private ensuite bathroom. This fully wheelchair-accessible suite is ideal for a dependent relative or independent teenager, with a bath and shower over, wash basin, WC, and a convertible wet room floor—designed for future flexibility. Equally the room makes for a great reception room, an ideal family room.

The **expansive kitchen breakfast room** is the heart of the home, featuring a wide range of stylish cabinets, quality Bosch appliances, and a generous dining area. French doors open onto the rear patio, making this an ideal space for relaxed family meals or casual entertaining. A separate **utility room** adds convenience, with an integrated washing machine, additional appliance space, and direct access to the side of the property.

First Floor

Upstairs, a galleried landing leads to four spacious double bedrooms. The **principal bedroom** includes a full suite of fitted wardrobes and furniture, as well as a private ensuite with bath, shower over, WC, bidet, and pedestal basin. Bedrooms two and three also benefit from fitted wardrobes, while the fourth bedroom offers flexible space for guests, children, or a home office. The **family bathroom** features classic white sanitary ware, including a bath with shower mixer, WC, bidet, and wash basin, finished with tasteful tiling.

Exterior

Set at the head of a quiet cul-de-sac, the home is approached via a shared driveway, offering generous off-road parking and access to a **detached double garage** with lighting, power, and overhead storage via a loft hatch. Gated side access leads to the **mature rear garden**, which enjoys a large lawn, expansive patio area perfect for summer entertaining, and a striking feature **oak tree**, protected by a Tree Preservation Order, adding charm and character.

This exceptional home offers spacious and flexible accommodation, ideal for family living. Viewing is highly recommended.

Agents notes:

The property has a shared driveway approach.
The oak tree in the back garden has a Tree Preservation Order.
There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request.

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:

Parking: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

Coalfield or mining area: Ex mining area

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

Broadband type:

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

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

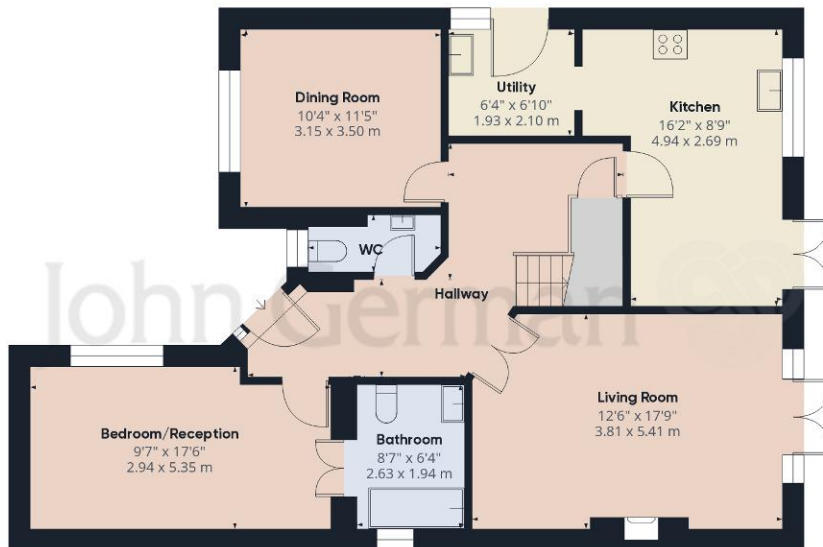
Local Authority/Tax Band: North West Leicestershire District Council / Tax Band E

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

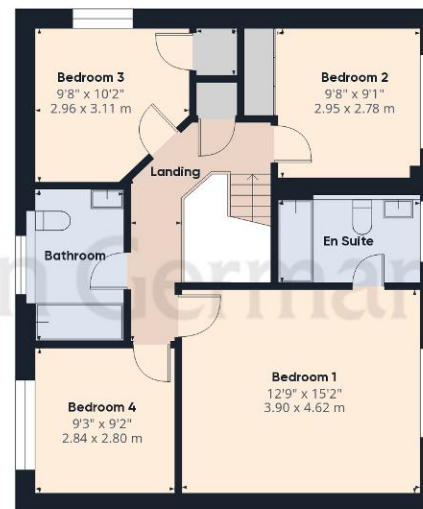
Our Ref: JGA/17022025

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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1886.39 ft²

175.25 m²

(1) Excluding balconies and terraces

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Agents' Notes

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Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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