

De Ruthyn Close

Moira, Swadlincote, DE12 6ED

John 
German



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£330,000

Stylish and beautifully presented, this family home is one full of highlights, two of which include the refitted open plan contemporary breakfast kitchen and the master bedroom suite with dressing area and refitted luxury en suite shower room. With more to discover, we strongly recommended a viewing ASAP!



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 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.

This excellent family home has been much improved by the current owners and enjoys a very popular setting upon this sought-after development.

A through reception hallway offers views along towards the kitchen whilst to your left is a good sized lounge with box bay window and feature fireplace at the focal point. Double doors connect and open into the separate dining room combining these two rooms and making a perfect place for entertaining.

The kitchen itself has been skilfully opened up into the original utility room and completely refitted with an extensive range of contemporary high gloss cabinets running along three walls with integral appliances and lovely views across to the garden together with space for a breakfast table. Completing the ground floor living space is the guest bedroom.

Set upon the first floor you will find leading off the central landing four excellent sized bedrooms, all of which have the benefit of fitted wardrobes. Particular attention should be drawn to the master bedroom suite which runs full width of the property offering a generous double bedroom with mirror fronted wardrobes, a dressing area with further mirrored wardrobes and a refitted en suite shower room with natural stone wall tiling, feature vanity unit with storage cupboards and inset wash hand basin, WC and an oversized walk-in shower cubicle.

The family bathroom is fitted with a three-piece suite comprising bath, WC and wash hand basin with complementary tiling to the walls and floor.

Outside

The property lies back from the road behind an extensive driveway upon a generous garden plot with shaped and landscaped gardens that lie to both the front and side with sitting area. Gated side access leads you around to the rear where there are further landscaped gardens with maturely planted borders and lovely summerhouse alongside a generous sized timber shed.

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.

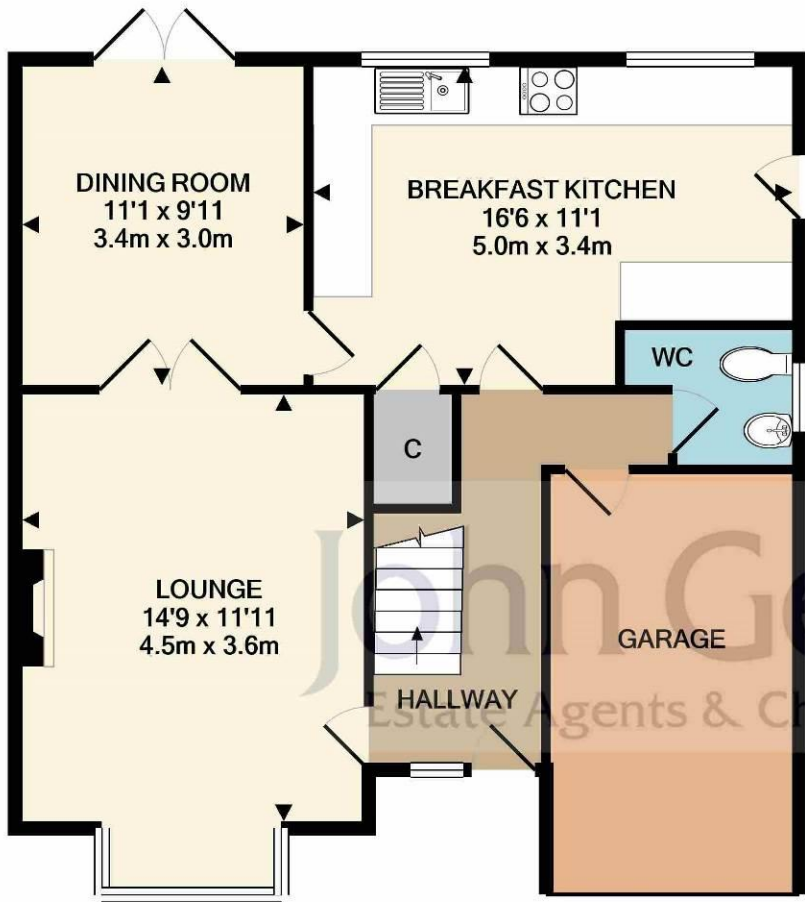
Useful Websites: www.environment-agency.co.uk

Our Ref: JGA/20112020

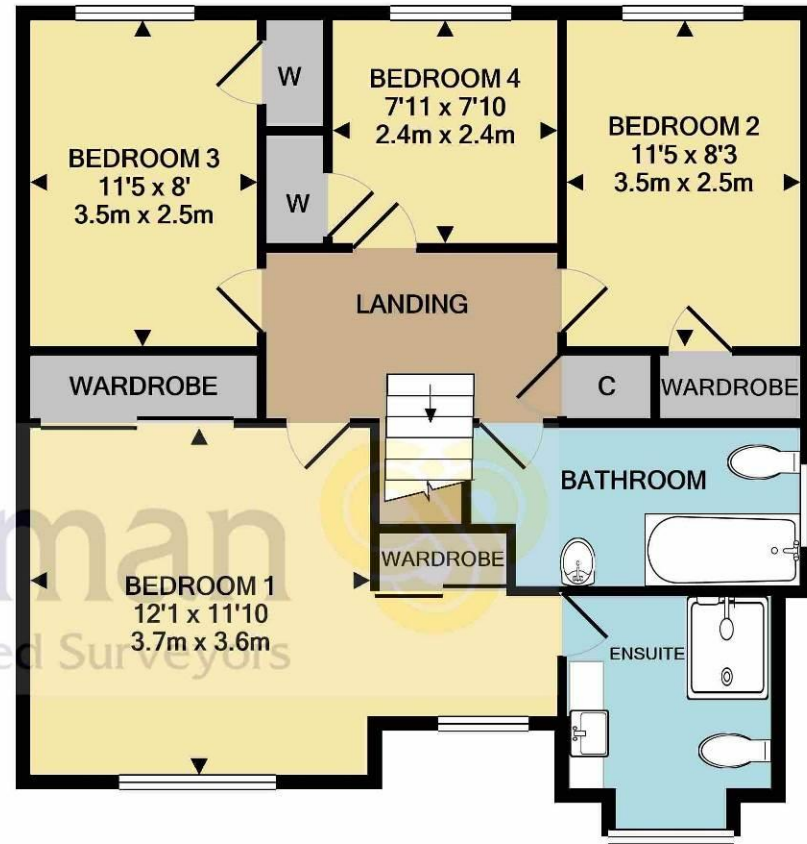
Local Authority/Tax Band: North West Leicestershire / Tax Band E







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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