



HOPKINS & DAINTY

ESTATE AGENTS



Ashby Road, Moira, DE12 6DJ

£269,950

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY are pleased to offer this traditional and spacious, detached bungalow, located on Ashby Road in the delightful village of Moira. This charming property has been under the ownership of the same family since it was built in the 1950s and comes to the market with NO UPWARD CHAIN. Offering versatile accommodation, set back from the road on a delightful garden plot.

Comprising entrance hallway, bay fronted lounge with a feature fireplace; bay fronted master bedroom, second double bedroom with fitted wardrobes, rear kitchen and second sitting room or dining room. There is also a shower room with a walk-in shower and rear conservatory with two brick storage cupboards.

Externally, the bungalow has lovely front and rear gardens with mature planted borders and well kept lawns. A shared side driveway leads to the rear parking area and detached brick garage.

If you would like to see this home for yourself, feel free to let us know when you are available. We are open 7 days a week.

Entrance Hallway



Accessed via a double glazed entrance door, with a radiator, built in storage cupboard and doors leading off.

Lounge 12'11" x 12'5" (+bay) (3.94 x 3.79 (+bay))



Bay fronted lounge with a feature fireplace and plinths. A radiator, coving to the ceiling and a double glazed front bay window.

Bedroom 1 12'10" x 12'5" (+bay) (3.92 x 3.79 (+bay))



Generous double bedroom with a radiator, coving to the

ceiling and double glazed front bay window.

Bedroom 2 12'9" (into wardrobes) x 8'9" (3.91 (into wardrobes) x 2.69)



Second double bedroom with a range of fitted floor to ceiling wardrobes along one wall. A radiator, coving to the ceiling and a double glazed side window.

Kitchen 12'1" x 7'4" (3.70 x 2.24)



Fitted with a range of base and wall units with worktops and an inset sink and drainer with a mixer tap and tiled splashbacks. There is space for a cooker and further appliances, including plumbing for a washing machine. A radiator, double glazed side and rear windows and a double glazed door to the conservatory. Door to:

Sitting/Dining Room 12'5" x 11'4" (+bay) (3.79 x 3.47 (+bay))



Versatile room ideal for use as a second sitting room or dining room. With a radiator, coving to the ceiling, a feature fireplace with a coal effect gas fire and a double glazed rear bay window.

Shower Room 9'10" > 7'10" x 4'10" (3.00 > 2.39 x 1.48)



Three piece suite comprising shower, wash hand basin and WC. With tiled splashbacks and flooring, a built in storage cupboard, radiator and a double glazed side window.

Conservatory 8'6" x 8'2" (2.60 x 2.50)



With double glazed windows and a door opening onto the rear driveway. Tiled flooring, a garden tap and two brick storage cupboards (one of which houses the wall mounted gas boiler).

Front Garden



To the front of the property there is a pleasant lawn garden with mature shrub borders and access to the entrance door.

Shared Side Driveway



A shared side driveway leads to the rear of the property.

Garage 15'10" x 10'9" max. (4.85 x 3.30 max.)



With parking/turning space and access to the garage with an electric roller door, double glazed side window, electric power connected and roof storage space.

Rear Garden



A delightful rear lawn garden with mature planted borders and a storage shed to the rear.

Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

Floor Plan

Floor Plan

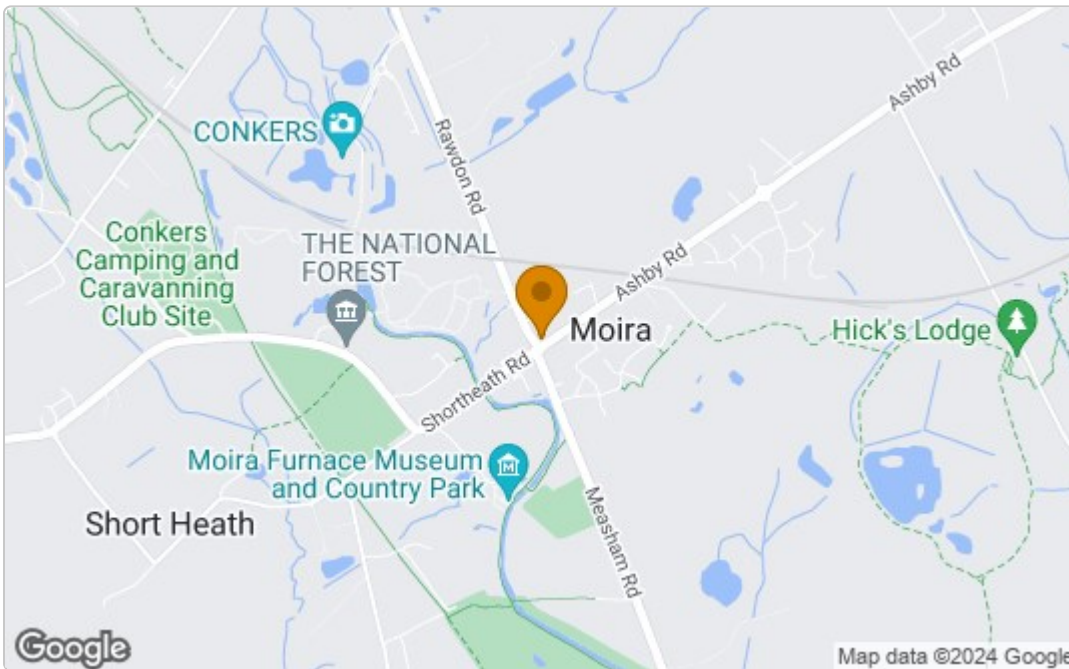
Approx. 89.8 sq. metres (966.1 sq. feet)



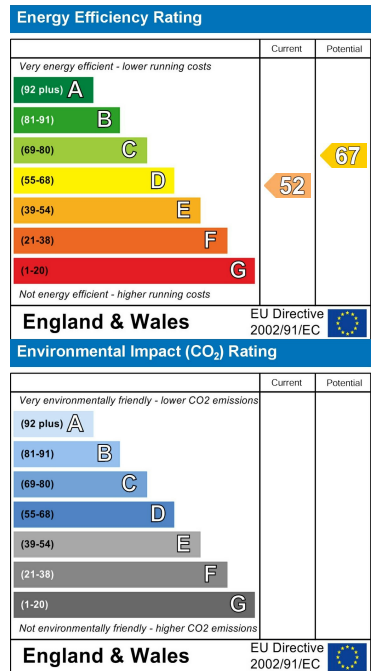
Total area: approx. 89.8 sq. metres (966.1 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.