

# SUPERIOR HOMES

# ROYSTON & LUND



# 1 Stone Row Place

| DE12 6AY

Guide Price £725,000

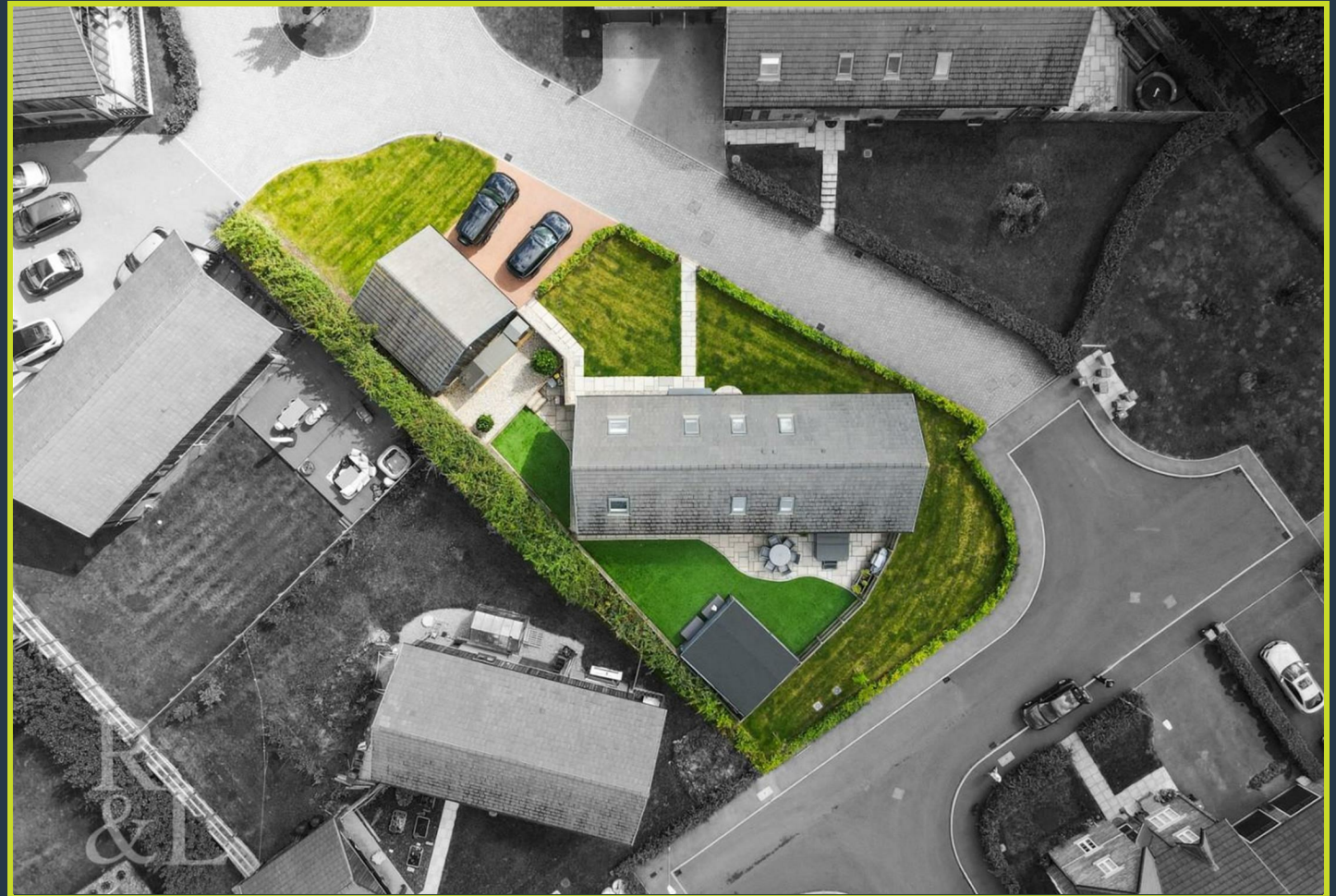
\*Guide Price Range £725,000 - £750,000\*

Royston & Lund are pleased to present this stunning detached glass fronted property situated within a quiet cul-de-sac in the sought after location of Moira. The property is one of 7 situated on Stone Row Place and it benefits from amenities nearby including Hicks Lodge, Willesley Wood and nearby shops, schools and pubs.

Upon entering the property via the side door you are greeted by a welcoming entrance hall which provides access to the spacious accommodation over both floors. The heart of the property is located to the front and is the open plan living/kitchen area. The kitchen area benefits from a range of units, sleek countertops, a large feature centre island and integrated appliances. There is also space for a formal dining table and chairs which can comfortably hold up to 8 people. The living area benefits from bi-fold doors to the front elevation which leads to a private decked seating area which brings the outdoors in. Secondly, to the ground floor there is a versatile ground floor bedroom which benefits from an en-suite shower room/WC but could be used as an office depending on personal configuration. Lastly, there is a downstairs WC and a separate utility room with fully fitted units and a door to the enclosed garden.

To the first floor there are four bedrooms. The main bedroom comprises from an en-suite shower room and a dressing room whilst the other bedrooms are complemented by a family bathroom/WC. The family bathroom includes a three piece white suite including a wash basin, WC and a bath with an overhead shower.

Heading outside, there is a beautiful landscaped rear garden. The garden features multiple areas for garden furniture, hot tub area, high quality artificial lawn and access to a home gym. The property is situated on a larger than average plot and also includes a detached double garage with a double-width driveway. The garage doors are fob controlled.



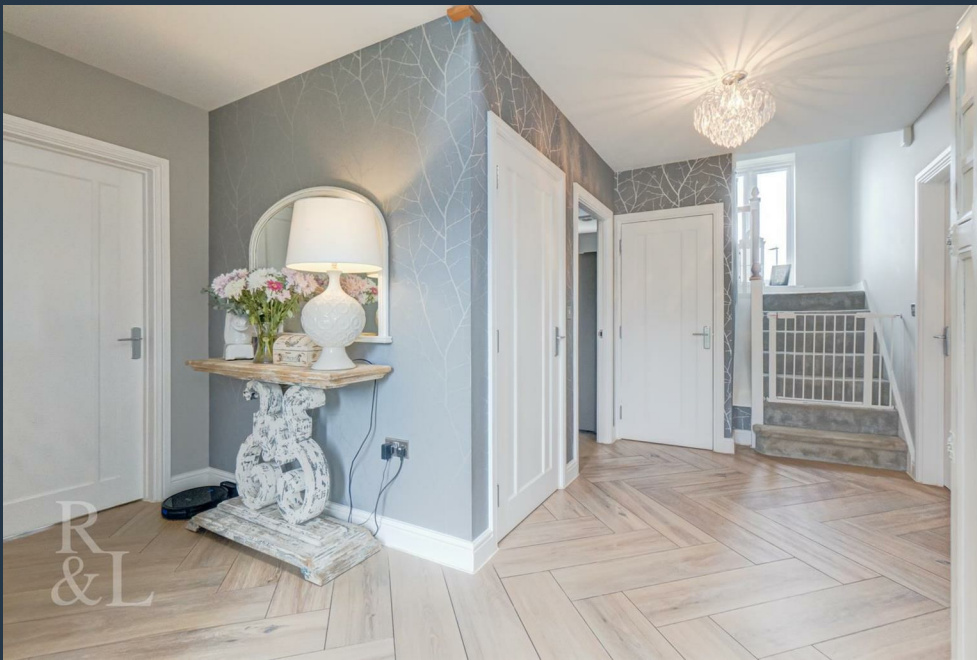


- Guide Price Range £ 725,000 - £ 750,000
- Enter Through Side Door To A Welcoming Entrance Hall Accessing Spacious Accommodation On Both Floors
- Heart Of The Property: Open Plan Living/Kitchen Area Located At The Front
- Kitchen Features Units, Sleek Countertops, Large Island, And Integrated Appliances
- Dining Area Seats Eight Comfortably; Living Area Has Bi-Fold Doors To Decked Seating Area
- Versatile Ground Floor Bedroom With En-Suite Shower Room, Also Suitable As An Office
- First Floor Includes Four Bedrooms; Main Bedroom With En-Suite And Dressing Room
- Landscaped Rear Garden With Hot Tub, Artificial Lawn, Home Gym, And Double Garage
- Freehold - EPC Rating B
- Council Tax Band F





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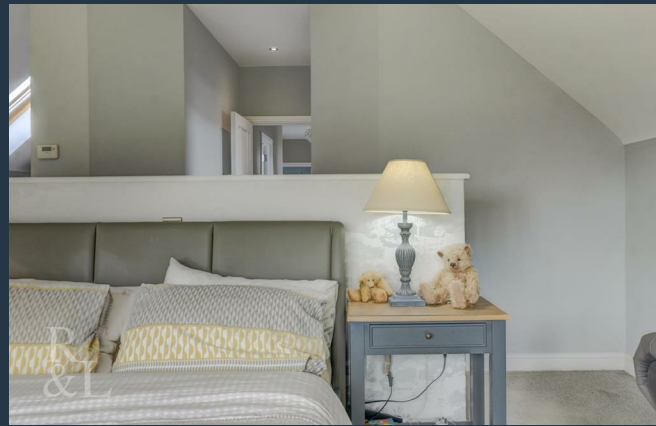




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Moira is a vibrant village offering a wide range of amenities that cater to both residents and visitors. The village boasts several local shops, including a well-stocked grocery store, a pharmacy, and a variety of boutiques. Dining options are plentiful, with cosy cafés, traditional pubs, and restaurants serving a range of cuisines. For recreation, Moira offers beautiful outdoor spaces like the National Forest, perfect for walking, cycling, and nature exploration.



The village also has a community center that hosts various events and activities throughout the year, fostering a strong sense of community. Sports enthusiasts can enjoy facilities like tennis courts, a bowling green, and a nearby golf course.



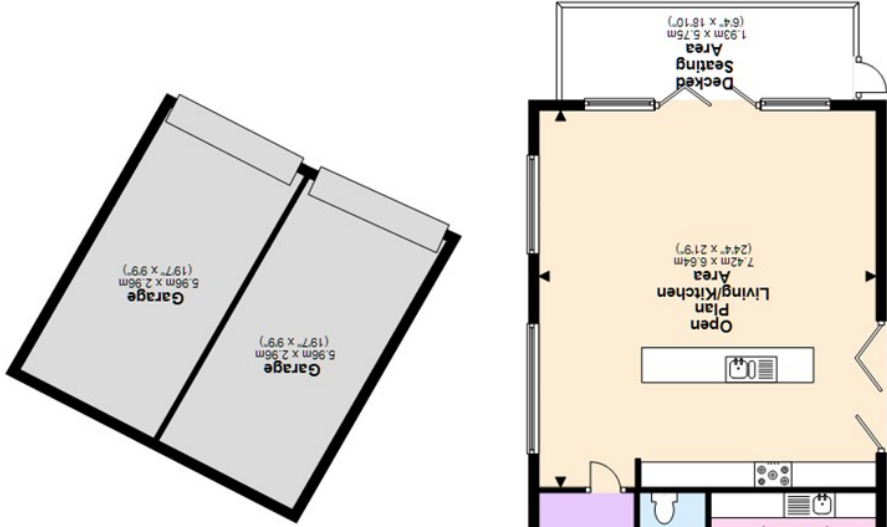
Moira's educational needs are served by a primary school, and there are excellent secondary schools in the surrounding area. With its blend of natural beauty, community spirit, and convenient amenities, Moira is a highly desirable place to live.

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.

Where 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 of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

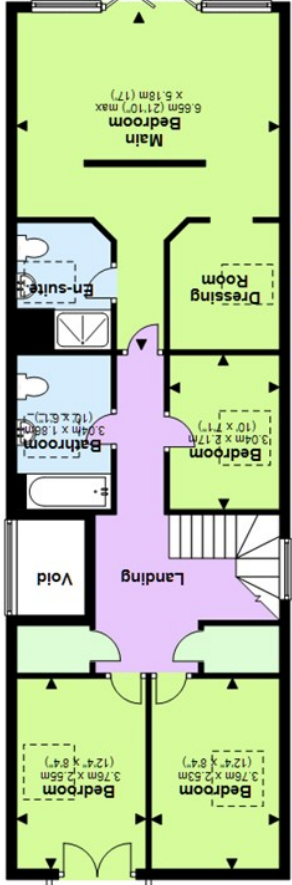
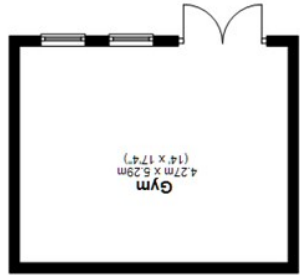
Plus garages, approx. 26.1 sq. metres (252.7 sq. feet)

Main area, approx. 193.6 sq. metres (2084.4 sq. feet)



Main area, approx. 109.9 sq. metres (1182.4 sq. feet)

Plus garages, approx. 22.9 sq. metres (247.9 sq. feet)



Approx. 83.8 sq. metres (902.0 sq. feet)

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current	85
Potential	91

England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO2 emissions	(92 plus) A
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EPC

