

# SUPERIOR HOMES

# ROYSTON & LUND





# 4 Stone Row Place

| DE12 6AY

Offers In The Region Of £620,000

Adjacent to National Forest Walks ; a stunning detached glass fronted property situated within a quiet cul-de-sac in the sought after village of Moira. The property is one of seven situated on Stone Row Place and it benefits from attractions nearby including Hicks Lodge, Conkers and Moira Furnace Canal. Walking distance to local convenience shops. Catchment for the sought after secondary schools in Ashby-de-la-Zouch.

Internal accommodation consists of an entrance hall which provides access to the spacious and versatile living 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. 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 reception room which currently acts as games room but could be used as a office/snug depending on personal configuration. Lastly, there is a WC and a separate utility room with fully fitted units.

To the first floor there are four double bedrooms. Two of the four bedrooms benefit from an en-suite shower room whilst the remaining 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.

External accommodation consists of a beautiful landscaped rear garden. The garden features multiple areas for garden furniture, hot tub area, large circular patch of high quality artificial lawn and access to a bar. The bar area is complemented with lighting and electricity. To the right hand side of the property there is a driveway for multiple vehicles which leads to a garage which is attached to the bar







- Detached Family Home
- Quiet Location With Hicks Lodge Nearby
- Stunning Open Plan Living/Kitchen Area
- Spacious Throughout
- Five Well-Proportioned Bedrooms
- D/S WC - 2x En-Suite - Family Bathroom
- Landscaped Rear Garden With A Bar
- EPC Rating B
- Freehold
- Council Tax Band F













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Moira is a charming village located in the South Derbyshire district of England, nestled in the heart of the National Forest. Known for its picturesque landscapes and rich history, Moira offers a unique blend of rural tranquillity and modern conveniences.

One of the standout features of Moira is its natural beauty. The village is surrounded by lush green countryside, making it a haven for nature lovers and outdoor enthusiasts. The presence of the nearby National Forest further enhances its appeal, providing opportunities for hiking, cycling, and wildlife watching.

Moira is also steeped in history, with several historic landmarks and heritage sites. The Moira Furnace Museum and Country Park, a preserved 19th-century iron-making furnace, offers a fascinating glimpse into the area's industrial past. Visitors can explore the museum, take scenic walks along the nearby canal, or simply enjoy a leisurely picnic in the park.

Despite its tranquil ambiance, Moira is well-connected to larger towns and cities. The nearby town of Swadlincote provides shopping, dining, and entertainment options, while Burton upon Trent and Ashby-de-la-Zouch are within easy reach.

In Moira, residents can enjoy a close-knit community, excellent local schools, and a relaxed pace of life. It's a place where modern living harmoniously coexists with the beauty of the countryside, making it an ideal location for those seeking a peaceful and picturesque setting to call home.

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 firms 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. Plan produced using PlanlP.

Main area: Approx. 169.7 sq. metres (1826.4 sq. feet)  
Plus outbuildings, approx. 18.6 sq. metres (199.4 sq. feet)  
Plus garages, approx. 18.6 sq. metres (199.4 sq. feet)  
Plus decking, approx. 13.5 sq. metres (145.5 sq. feet)



Environmental Impact (CO <sub>2</sub> ) Rating		
England & Wales		
EU Directive 2002/91/EC		
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Potential	Current	

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		
Potential	Current	