

Measham Road, Moira, DE12 6AJ  
Offers Over £400,000  
Council Tax Band: E





Offered with no upwards chain, this charming and characterful detached dormer bungalow is set on a substantial plot, offering a blend of character, space, and immense potential. Currently with four bedrooms thoughtfully spread over two floors though capacity for more rooms / bedrooms, the home is perfect for a growing family. The expansive loft conversion provides a versatile space that could easily accommodate additional bedrooms, a home office, a recreational area and more.

Perfectly situated in the village of Moira in the heart of The National Forest. The home is near untouched countryside, as well as being in walking distance of Donisthorpe Country Park, Conkers, Hicks Lodge and Moira Furnace Museum. To pair with this, the property is also convenient for amenities, including a Co-op store a 2 minutes’ drive away and the nearby towns of Swadlincote, Ashby-de-la-Zouch, and Burton-Upon-Trent town centres all a short drive. The area offers excellent road connections with the A511, A38 and A514, as well as M42 and M1 a short drive away.



Open House Burton & Swadlincote



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		61
(39-54) <b>E</b>		
(21-38) <b>F</b>	15	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	