



Shortheath Road, Moira, Swadlincote,
DE12 6AS

Offers In The Region Of £209,000



**Shortheath Road, Moira, Swadlincote,
DE12 6AS**

Offers In The Region Of £209,000

For over 50s only, the site is located in the picturesque rural village of Moira in the Heart of the National Forest. Local attractions such as the Moira Furnace, with its monthly themed events including widely renowned car shows, food festivals, morris dancing shows, and various others, make the location ideal.

The homes are all luxury models, in a serene setting, and there is no expense spared with the builds and surroundings, All options come fully furnished with all the added extras as standard.

This park is a certified Goldshield Registered Park.
Registration Number: GSP/MBG/674

There are multiple different sizes and choices of interior design on this fully residential site, situated in the sought after location of Moira. Only for the over 50s to ensure safety, peace and community, the park is near local amenities, including shops, cafes, and restaurants, and is only one and half miles from Ashby-de-la-Zouch town centre for more in-depth shopping.

Local Attractions Include:

- Moira Furnace
- Conkers Tourist Attraction
- Rosliston Forestry Center
- Donisthorpe Country Park
- Nearby Lakes and Open Countryside

The luxury park homes are accessed through secure electric double gates with access only gained by those with a key-fob, or let in by residents. CCTV cameras are



placed throughout the site which is manned by the site owner who lives on site for extra security.

This park is a certified Goldshield Registered Park.

Park Registration Number: GSP/MBG/674

Date of Registration: 14th April 2025

As part of the Goldshield scheme, all Parks agree to the Goldshield Code of Practice that governs the requirements for manufacturing, transporting, siting, commissioning, and preparation of Park Home Bases.

Entrance Hall

Through a UPVC security door, you are met by an entrance hall with the living spaces either side. The dining room, kitchen and lounge are to the right-hand side, and the bathroom, master with En-suite, and the second bedroom to the left. The hallway is plushly carpeted, airy and full of natural light, and benefits from stylish décor, downlighting, and a centrally heated radiator.

Lounge

Boasting neutral but classy décor and thick pile carpets, the lounge is spacious with a designer fireplace. This space is especially well lit with natural light from the three bay UPVC windows. As with the rest of the home, the room comes fully furnished, and ready to move into.

Kitchen

The fitted kitchen is well appointed, inclusive of fully integral appliances, and a range of wall and base units, plus larder cupboard, and ample worktop space.

Included appliances are washing machine, Fridge Freezer, oven, hob and extractor.

Master Bedroom

The master bedroom is of ample size, and all models come furnished with added extras such as, but not exhaustive to, fitted wardrobe, over bed built in storage, thick-pile carpeted flooring and stylish décor as well as dressing area with storage, dressing table and mirror included. This room also boasts an En-suite with walk-in shower, WC, wash hand basin and heated towel rail.

Bathroom

Especially well finished, the bathroom is equipped with a three-piece suite comprising a luxurious shower cubicle, a washbasin, and a low-level WC, tiled walls and floor, a shaver point, down lighting, and a double-glazed window. The space is heated by a towel rail.

Bedroom 2

The second bedroom is again spacious, with a dressing room area, as well as over bed storage and a built-in wardrobe. As with the rest of the rooms, the carpets are plush, the decoration is neutral yet classy, and the UPVC window lets in ample natural light.

Important Information

The vendor reports that the ground rent is at a cost of £170 per month with the first year free of charge.

The vendor reports that mains water, drainage and electricity are connected to the property but we advise purchasers to satisfy themselves as to their suitability.







ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
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		
England & Wales	EU Directive 2002/91/EC	

LOCAL AUTHORITY

TENURE

Freehold

COUNCIL TAX BAND

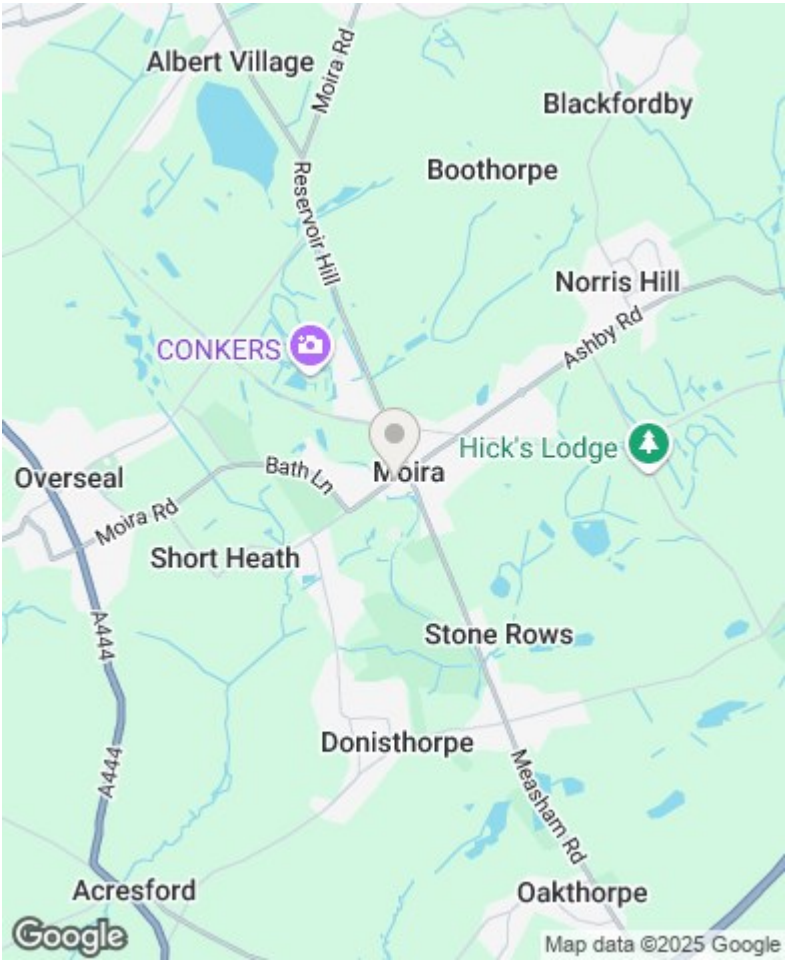
A

VIEWINGS

By prior appointment only

PROPERTY SUMMARY

- FULLY RESIDENTIAL NOT HOLIDAY HOMES
- Goldshield registered park number: GSP/MBG/674 - 10 year warranty
- Brand new homes, multiple options available
- Moira Furnace, monthly events such as classics cars
- Semi-Rural location with lake and nature walks nearby
- Pet friendly site - 1st years ground rent included
- Electric security gates with key fob and CCTV cameras covering the site
- Master with En-suite, plus double second bedroom
- Nearby amenities and close to Conkers Tourist Attraction
- Over 50's only



8 Gretton House Waterside Court, Burton-on-Trent, DE14 2WQ

Tel: (01283) 240632

Email: BurtonSwad@localagent.co.uk

www.openhouselocal.co.uk