



25 Beehive Avenue, Moira, Derbyshire, DE12 6DG

HOWKINS &  
HARRISON



25 Beehive Avenue,  
Moira,  
Derbyshire, DE12 6DG

Asking Price: £360,000

Located within the popular village of Moira and situated within a quiet cul de sac, this four bedroom family home offers versatile living accommodation and benefits from a range of upgrades made by the vendor including a new bathroom, kitchen and boiler. To the ground floor, the property offers a modern fitted breakfast kitchen, reception lounge, separate dining room and additional family room/conservatory. To the first floor there is a principal bedroom with en suite shower room, three further bedrooms and a family bathroom. Externally the property benefits from off road parking and a landscaped, South facing rear garden.

### Features

- Detached, four bedroom family home
- Three ground floor reception rooms
- Principal bedroom with en suite shower room
- Three further bedrooms
- Off road parking and single garage
- Private enclosed South facing rear garden
- Heart of the National Forest village
- Great location for commuters





## Location

MMoira village lies approximately two and a half miles west of Ashby de la Zouch, a popular market town offering a range of local facilities and amenities. The village is home to the National Forest Visitor's Centre with associated walks, bridle paths and Hicks Lodge Cycle Centre. The village boasts a local supermarket, post office, public houses, modern village hall and primary school. In addition to the National Forest there is a new Youth Hostel and associated camping field, together with Moira Canal and Sarah's Wood (part of a historic visitor's centre).

Moira is also situated within a short drive of the A444 trunk road with direct links to Burton upon Trent and the A42/M42 road junction with East Midland conurbations beyond.



## Ground Floor

A panelled front door opens into the entrance hallway with doors leading off and giving access over the ground floor living accommodation. A door to the right leads into the main reception lounge with feature fireplace, doors to the back of the room move through into the separate dining room. Overlooking the rear elevation and benefitting from views of the rear garden you will find a modern fitted breakfast kitchen and additional reception room/conservatory. To complete there is a ground floor WC accessed from with the main entrance hall.

## First Floor

A traditional staircase rises from the entrance hallway onto the first floor landing, from here you have access to all four bedrooms and the family bathroom. Overlooking the front elevation there are two double bedrooms, the principal of which has its own en-suite shower room. Bedrooms three and four are situated to the rear of the property and offer views of the rear garden. A three piece family bathroom services bedrooms two, three and four.









## Outside

Externally the property offers off road parking in the form of a double width tarmacadam driveway, the integral single garage could be used for further parking or storage. You will also find an electric car charging point to the front elevation. A gate to the side leads into an enclosed, South facing rear garden ideal for entertaining.



A well presented detached family home located in the heart of the National Forest with village amenities and facilities nearby.







## Viewing Arrangements

Strictly by prior appointment via the agents Howkins and Harrison on 01530 410930 Option 1

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

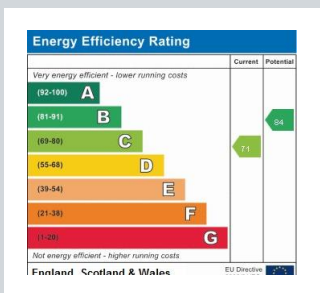
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

North West Leicestershire District Council - [Tel:01530-454545](tel:01530-454545)

## Council Tax

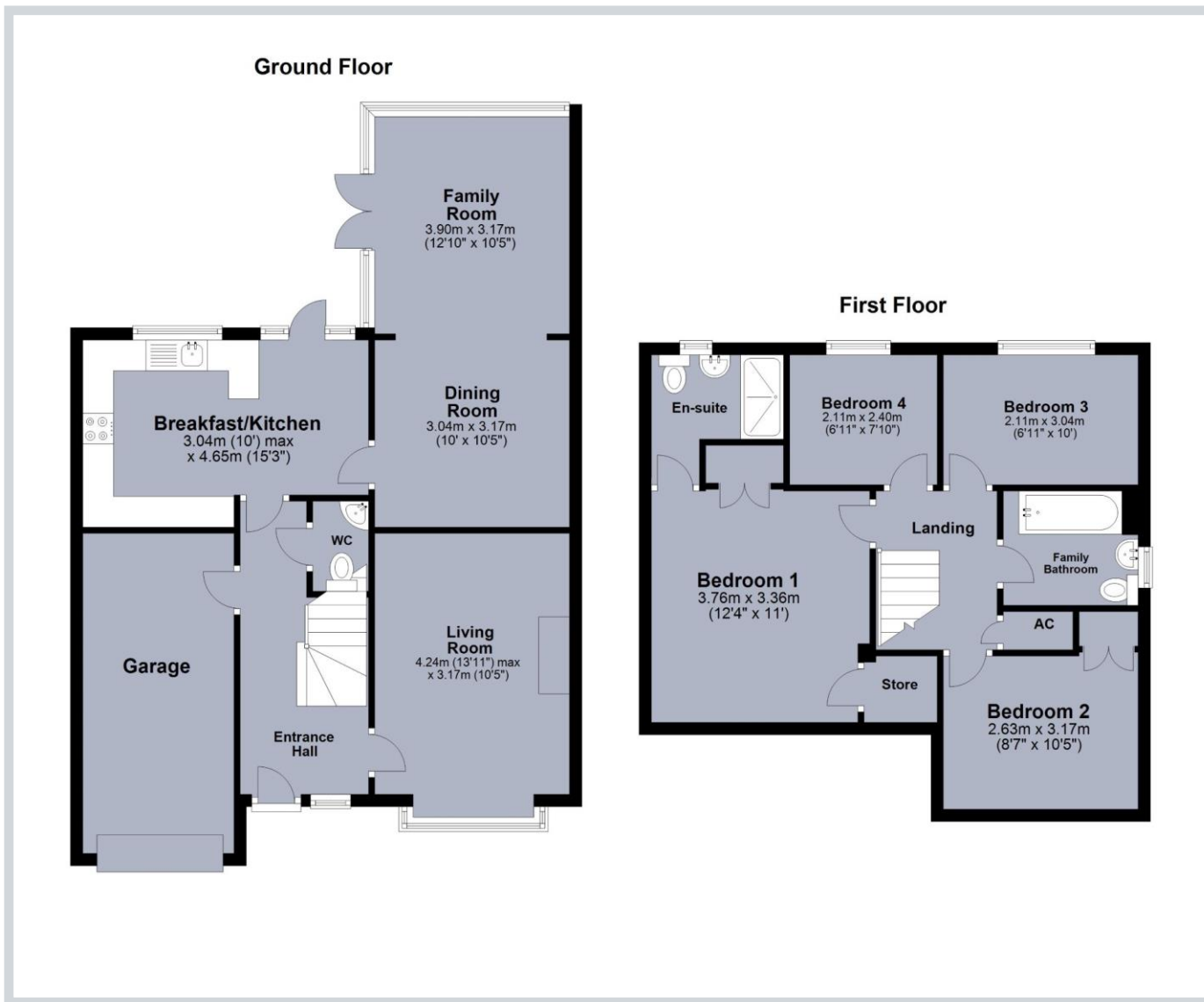
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## Howkins & Harrison

58 Market Street, Ashby de la Zouch,  
Leicestershire LE65 1AN

Telephone 01530 410930  
Email [ashbyproperty@howkinsandharrison.co.uk](mailto:ashbyproperty@howkinsandharrison.co.uk)  
Web [howkinsandharrison.co.uk](http://howkinsandharrison.co.uk)  
Facebook HowkinsandHarrison  
Twitter HowkinsLLP  
Instagram HowkinsLLP



Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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