



2 De Ruthyn Close, Moira, Derbyshire, DE12 6ED

HOWKINS &  
HARRISON



2 De Ruthyn Close,  
Moira,  
Derbyshire, DE12 6ED

Guide Price: £350,000

This detached family home is presented to the market in fantastic condition throughout, located in a quiet cul de sac position on this popular National Forest development. With accommodation totalling over 1200sqft the property benefits from an open living/dining room, fitted breakfast kitchen with utility and WC off. To the first floor there are four bedrooms, master with en-suite shower room and a family bathroom. Externally there's ample off road parking to the front elevation leading to an integral garage and a landscaped, enclosed rear garden.

An internal viewing is highly recommended!

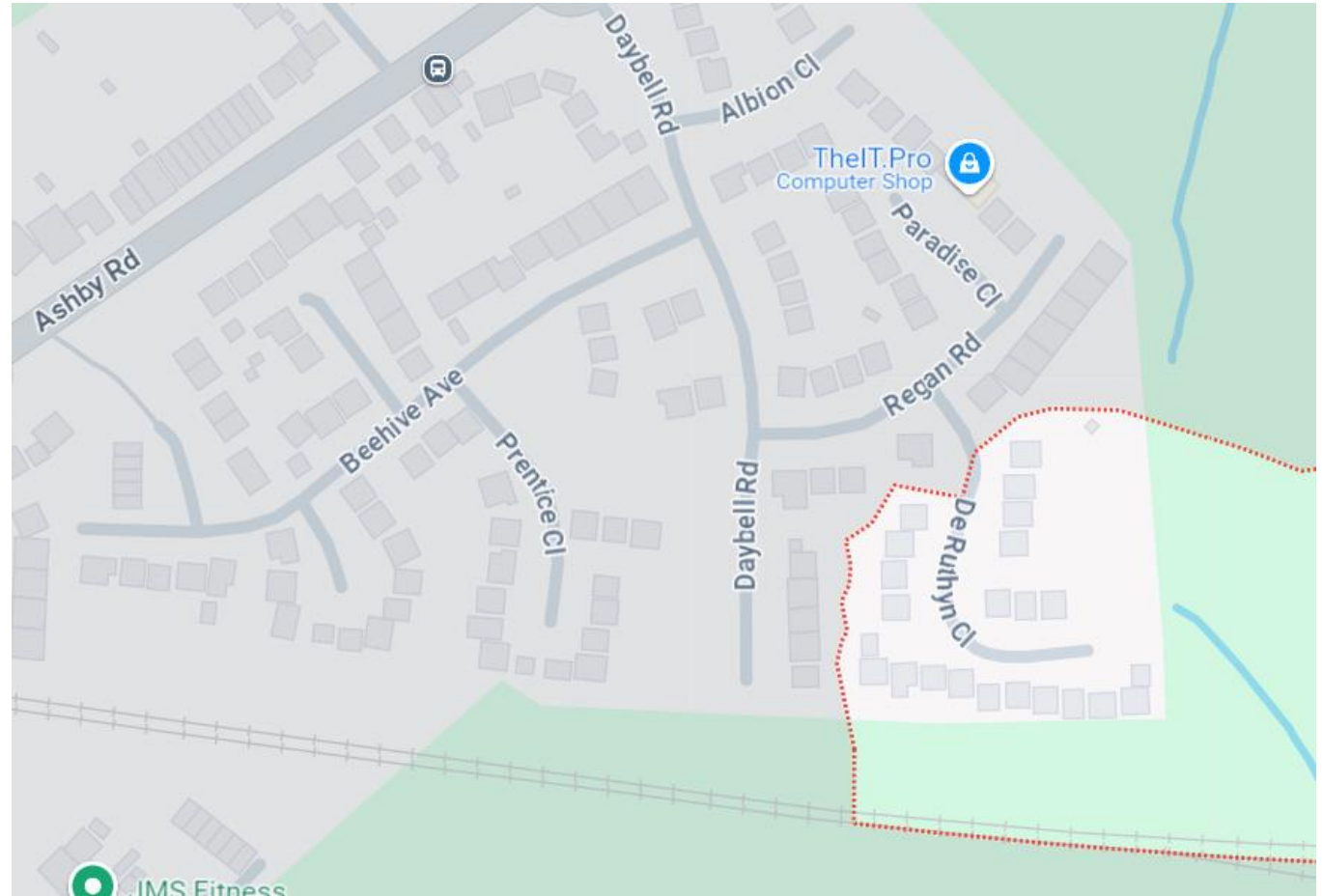
#### Features

- Four bedroom detached family home
- Open plan living/dining room
- Modern fitted kitchen
- Principal bedroom with en suite shower room
- Sought after development within Moira
- Cul de sac location
- National Forest village and amenities



## Location

Moira 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 together with road links to the A42 dual carriageway and East Midlands conurbations. 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).



## Accommodation Details - Ground Floor

From the front elevation the property leads directly into a good sized porch which further leads to the main entrance hallway. Doors lead off allowing access across the ground floor living accommodation, to the left and stretching the full length of the property is a generously sized living/dining room that creates a fantastic space for modern family living. Heading towards the rear is a fitted kitchen that benefits from a range of floor and wall mounted units that also incorporates a selection of fitted appliances. To complete there's an additional utility area and ground floor WC.

## First Floor

The staircase rises from the entrance hallway onto the first floor landing, doors lead off into all four bedrooms and the family bathroom. Bedrooms one and two overlook the front elevation and are generous double rooms, bedroom one also has the added benefit of its own three piece en suite shower room. The remaining two bedrooms offer views of the rear gardens and can be used as further bedrooms, dressing rooms or a home office/study. Three of the four bedrooms are serviced by a three piece family bathroom.











## Outside

Externally the property benefits from off road parking to the front elevation in the form of a concrete driveway leading to an integral single garage, ideal for further parking or storage space. Gated access to the side leads to the low maintenance, landscaped rear gardens.



A must view home, presented to a high standard throughout.







## Viewing Arrangements

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

## 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

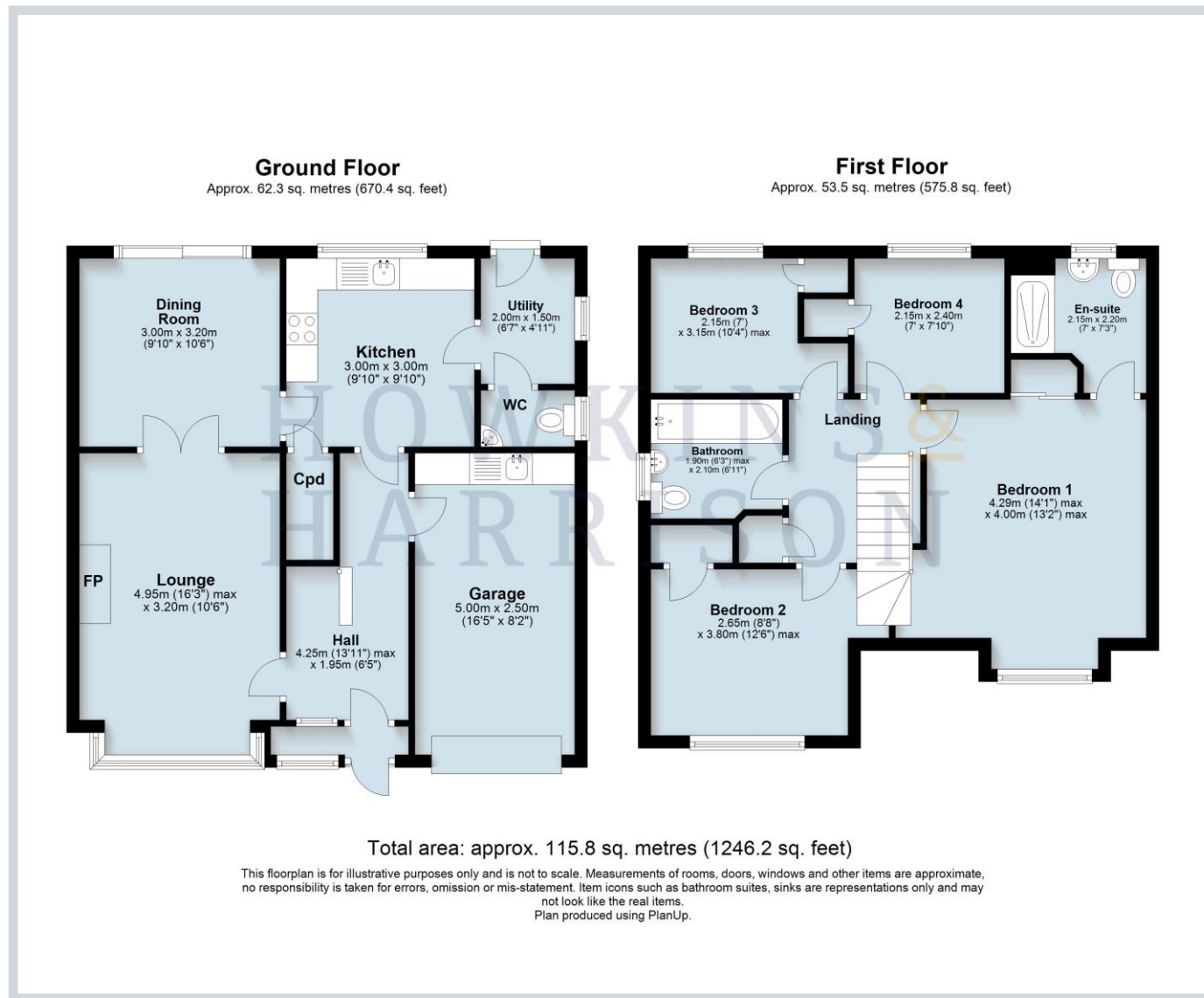
Band- D

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C	69   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## 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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