



Ashfield Drive, Moira



3



1



2

Freehold

OIRO £239,950



Key Features

- Immaculately Presented Three-Bedroomed Detached
- Good-Sized Living Accommodation
- Lounge with Marble Fireplace
- Re-Fitted Breakfast Kitchen
- Generous Conservatory
- Re-Fitted Shower Room
- EPC rating U





PRICE TO SELL Close to the National Forest, we are delighted to offer to the market this three-bedroomed detached property positioned within the heart of this popular estate in Moira. The well-proportioned accommodation comprises: an entrance hall, lounge, re-fitted breakfast kitchen and conservatory. Upstairs there are three-bedrooms and a re-fitted shower room. Outside there is a block-paved driveway with parking for four cars and a low maintenance rear garden. Viewing is highly recommended!

ACCOMMODATION

ENTRANCE HALLWAY

With central heating radiator, staircase rising to the first floor accommodation and door leading into the...

LOUNGE

4.52 max x 4.47 max

The focal point of the room is the gas fire with marble inlay, hearth and matching surround. A TV aerial point, two central heating radiators, coved cornice, under stairs storage cupboard, a UPVC double glazed window to the side and a UPVC double glazed bay window to the front. Door leads through into the...

BREAKFAST KITCHEN

4.55x 2.36

Boasting a re-fitted kitchen featuring a range of high gloss white wall and base level units, laminate roll top worksurfaces, 1.5 bowl ceramic sink drainer unit with chrome mixer tap and tiled splashbacks. Appliances include an electric fan assisted oven/grill, an inset four-ring gas burner hob with concealed extractor over, space for a free-standing fridge/freezer and space and plumbing for washing machine and dishwasher. There is a wall mounted central heating boiler, central heating radiator, tiled effect vinyl flooring, a UPVC double glazed window to the rear, a half opaque glazed UPVC panel door to the side and UPVC double glazed French doors leading into the...

CONSERVATORY

4.27x 3.10

Constructed primarily of UPVC double glazed windows with UPVC double glazed french doors into the rear garden. With laminate wood-effect flooring, central heating radiator and TV aerial point.

Returning to the entrance hall with staircase rising to the:-

FIRST FLOOR ACCOMMODATION

LANDING

With loft hatch providing access into the roof void, storage cupboard and doors leading into the three bedrooms and bathroom.

BEDROOM ONE

3.48x 2.79

Featuring a range of built-in bedroom furniture including two double wardrobes with cupboards above. A central heating radiator and a UPVC double glazed window to the rear elevation with stunning views towards the National Forest.

BEDROOM TWO

3.51x 2.39

Another good sized double bedroom with central heating radiator and UPVC double glazed window to the front elevation.

BEDROOM THREE

2.62 max x 2.08 max

Featuring a built-in over stairs storage cupboard, central heating radiator and a UPVC double glazed window to the front.

FAMILY BATHROOM

A fully re-fitted white three-piece suite comprising: a walk-in double shower cubicle with a glazed side screen, a dual flush toilet and pedestal wash hand basin. A heated towel rail radiator and an opaque UPVC double glazed window to the rear elevation.

OUTSIDE

FRONT & PARKING

To the front of the property is a block paved driveway with parking for four cars. The driveway continues down one side of the property with gated access, a timber shed with power set behind further timber panelled gates.

LANDSCAPED REAR GARDEN

This beautifully presented, low maintenance rear garden features paved patio areas, raised borders boasting a variety of plants. A greenhouse is found to one corner with timber panelled fencing to the boundaries and an outside tap.

COUNCIL TAX BAND

The property is believed to be in council tax band 'C'

HOW TO GET THERE

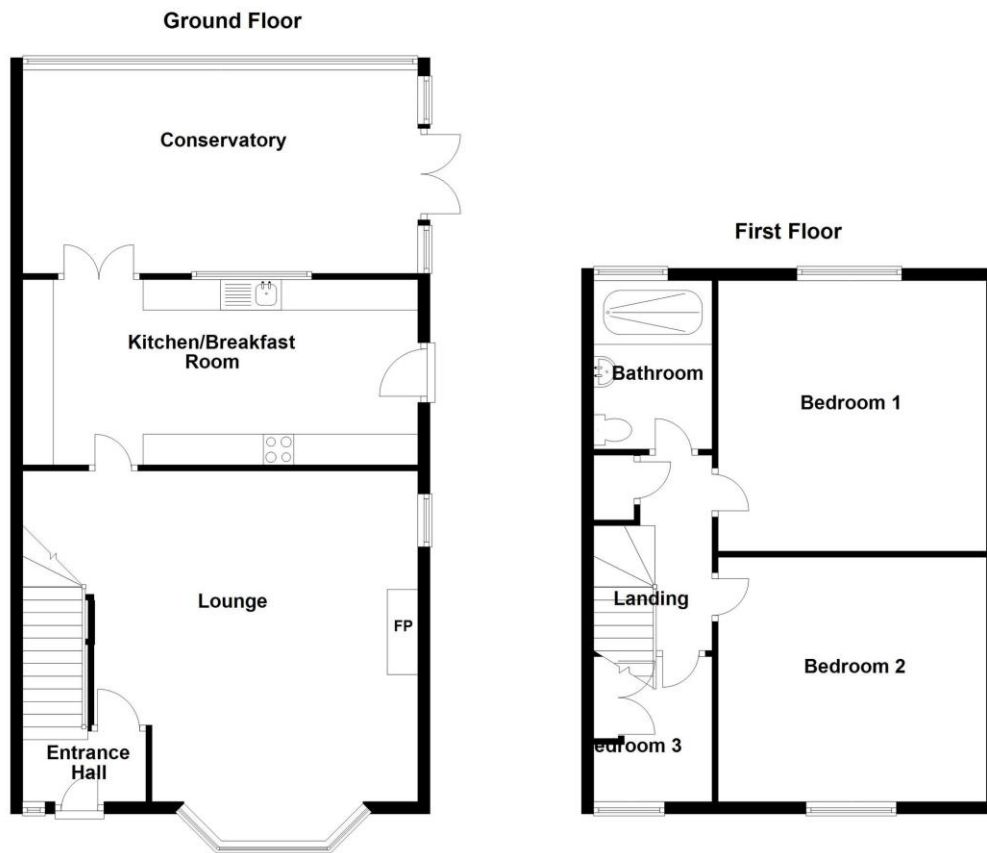
Postcode for sat navs: DE12 6HQ

PLEASE NOTE

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.



Floorplan



Newton Fallowell Ashby-de-la-Zouch and Melbourne

01530 414666

ashby@newtonfallowell.co.uk