



Albion Close, Moira



4



2



3

£365,000



Key Features

- Four Bedroom Detached Family Home
- Quiet Corner Plot Location
- Open Field Views | Nearby National Forest Location
- Lounge + Separate Dining Room
- Utility Room | Claokroom/W.C. | Conservatory
- Three Double Bedrooms + Single Bedroom
- EPC rating D





Welcome to this stunning four-bedroom detached home located in the peaceful and scenic area of Moira. This prime corner plot offers serene field views and is just a short stroll from the enchanting National Forest, Hicks Lodge, and the historical Moira Furnace, perfect for those who love outdoor activities.

Step into an inviting enclosed porch which leads you into a gracious entrance hallway. The bay-fronted lounge features a cozy coal-effect gas fire, perfect for those relaxing evenings. The spacious dining room, with its sliding doors, seamlessly transitions into a light-filled conservatory—ideal for entertaining. The modern kitchen boasts ample worktop space, a walk-in pantry, a four-ring electric hob, oven/grill, integrated dishwasher, and fridge, making it a chef's dream. Adjacent is a utility room with additional space for appliances and a convenient two-piece cloakroom/W.C.

Upstairs, the master bedroom offers breath-taking views and includes a luxurious four-piece en-suite. The three additional bedrooms, two doubles and one single, also include fitted wardrobes with a elegant three-piece family bathroom to complete this floor.

The well-maintained and beautifully presented home itself adds to the allure of the area. Located on a quiet corner plot, it features a spacious, mature garden with an abundance of trees and shrubs, providing both privacy and a picturesque setting for outdoor relaxation. The South Westerly facing rear garden ensures you can enjoy sunny afternoons and warm evenings outdoors. The property also includes a convenient single garage with an electric shutter-style door, providing secure parking and additional storage space.

Living at Albion Close offers a harmonious blend of comfort, convenience, and natural beauty. With its spacious interior, modern amenities, and prime location, this executive family home is perfectly positioned to take advantage of all that Moira has to offer. Whether you thrive on outdoor adventures, value a strong community spirit, or simply desire a peaceful retreat, Moira ticks all the boxes for a fulfilling and balanced lifestyle. Contact our Ashby team to schedule your viewing today!

ACCOMMODATION

ENCLOSED PORCH

2.39x1.13

ENTRANCE HALLWAY
3.85x1.78

LOUNGE
4.46+ bay window x 3.58

SEPARATE DINING ROOM
3.35x2.98

FITTED KITCHEN
3.49x3.28

CONSERVATORY
5.72x2.23

UTILITY ROOM
2.76x1.60

CLOAKROOM/W.C.
1.62x1.58

FIRST FLOOR ACCOMMODATION

LANDING
3.16x1.71

BEDROOM ONE
5.67 max x 3.72

EN-SUITE BATHROOM
2.47 plus dorma x 2.25

BEDROOM TWO
3.45x2.46

BEDROOM THREE
3.46x2.47

BEDROOM FOUR
2.51x2.34

FAMILY BATHROOM
3.41x1.73

SINGLE GARAGE
5.73x2.54

COUNCIL TAX BAND

The property is believed to be in council tax band: E

HOW TO GET THERE

Postcode for sat navs: DE12 6EA

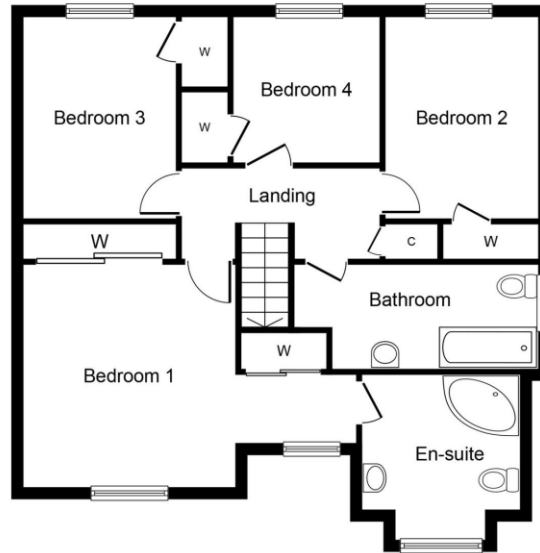
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Floorplan

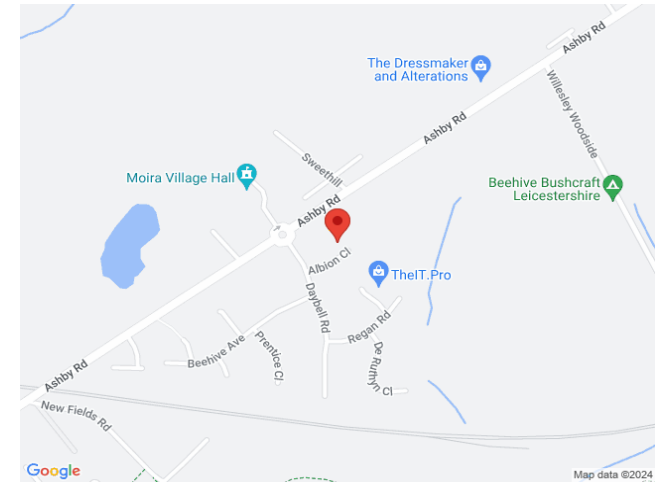


Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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