



Sycamore Drive, Moira

 3  2  2



£220,000



### Key Features

- Beautifully Extended Three Bedroom Semi-Detached House
- Within Walking Distance of the National Forest with Scenic Walks and Cycle Trails
- Located in a Peaceful Cul-De-Sac
- Cosy Lounge + Family Room
- Modern Kitchen/Dining Area with Integrated Appliances
- Three to Four Flexible Bedrooms and Two Modern Bathrooms
- EPC rating U





Discover the perfect family haven at Sycamore Drive, Moira; a beautifully extended semi-detached house located in a peaceful cul-de-sac within strolling distance of the lush National Forest. This delightful property boasts three to four versatile bedrooms and two modern bathrooms, catering perfectly to growing families or professionals seeking ample space.

The traditional entrance invites you into a spacious hallway, guiding you to a chic lounge adorned with oak-effect flooring, ample storage, and a seamless flow into the modern kitchen/dining area. Equipped with integrated appliances and bathed in natural light, it opens up through French doors to a serene garden. Whether it's morning coffees or evening gatherings, the inviting patio and decked entertainment area make outdoor leisure effortless.

Take advantage of the flexible ground-floor family room, potentially transforming it into a guest suite or playroom with an en-suite shower room. Upstairs, you'll find two double bedrooms, a cosy single bedroom/office, and a sleek, refurbished family bathroom.

With abundant off-street parking and proximity to enchanting forest walks and cycle trails, this home harmonizes modern comforts with tranquil living. Call our Ashby team today for a viewing, and take the first step towards your dream home.

Moira is a tranquil and sought-after residential area, offering the perfect blend of rural charm and modern conveniences. Situated in the heart of Swadlincote, the area is renowned for its friendly community vibe and excellent local amenities. The property at Sycamore Drive benefits from its location in a peaceful cul-de-sac, providing a safe and quiet environment ideal for families or those seeking a peaceful retreat. The proximity to the National Forest is a key highlight, offering endless opportunities for outdoor activities like walking and cycling, all just a stone's throw away from your doorstep.

The nearby town of Ashby offers a variety of shopping, dining, and leisure facilities, ensuring residents have everything they need within easy reach. The bustling town centre is home to a mix of independent boutiques and well-known high street brands, while a selection of restaurants and cafes cater to diverse tastes. The local Swadlincote Snowsports Centre and nearby Conkers, an award-winning visitor attraction, offer recreational fun for families and thrill-seekers alike. Educational needs are well-served with a range of reputable schools and nurseries in the vicinity, ensuring quality education for younger residents.

Transport links from Moira are excellent, making it an ideal location for commuters. Swadlincote is well-connected by road with the A444 providing quick and easy access to the A42, A511, and the M1 motorway, facilitating smooth travel to larger cities such as Derby, Birmingham, and Leicester. Public transport services, including a reliable bus network, further enhance connectivity, making daily commuting straightforward for both business and leisure travel.

## ACCOMMODATION

### ENCLOSED PORCH

### ENTRANCE HALLWAY

LOUNGE 4.23m x 3.52m (13'11" x 11'6")

KITCHEN/DINER 4.45m x 3.2m (14'7" x 10'6")

FAMILY ROOM/GROUND FLOOR BEDROOM 3.3m x 2.23m (10'10" x 7'4")

### GROUND FLOOR SHOWER ROOM

### FIRST FLOOR ACCOMMODATION

BEDROOM ONE 4.49m x 2.72m (14'8" x 8'11")

BEDROOM TWO 3.2m x 2.39m (10'6" x 7'10")

BEDROOM THREE 2.59m x 1.85m (8'6" x 6'1")

### BATHROOM

GARAGE STORE 2.47m x 2.23m (8'1" x 7'4")

### COUNCIL TAX BAND:-

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

### HOW TO GET THERE:-

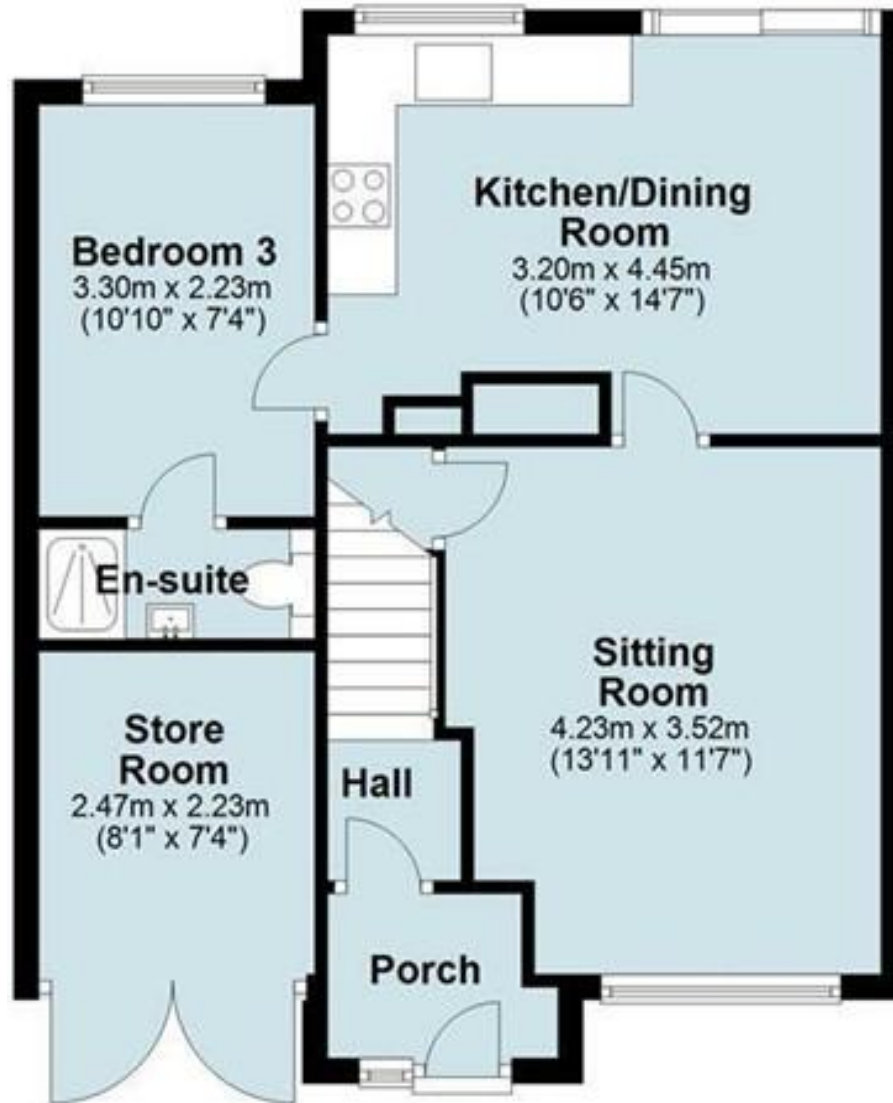
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### PLEASE NOTE:-

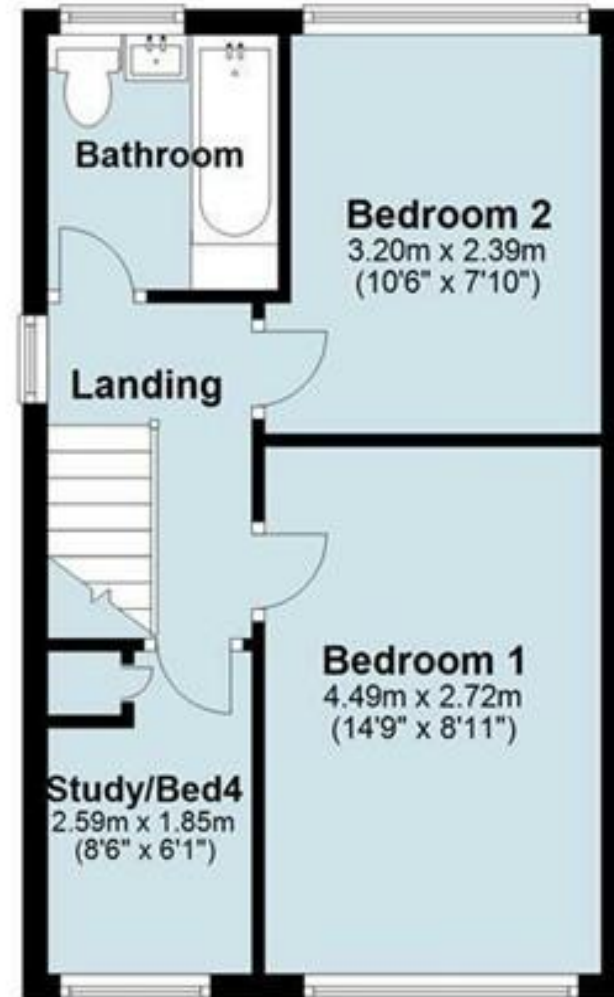
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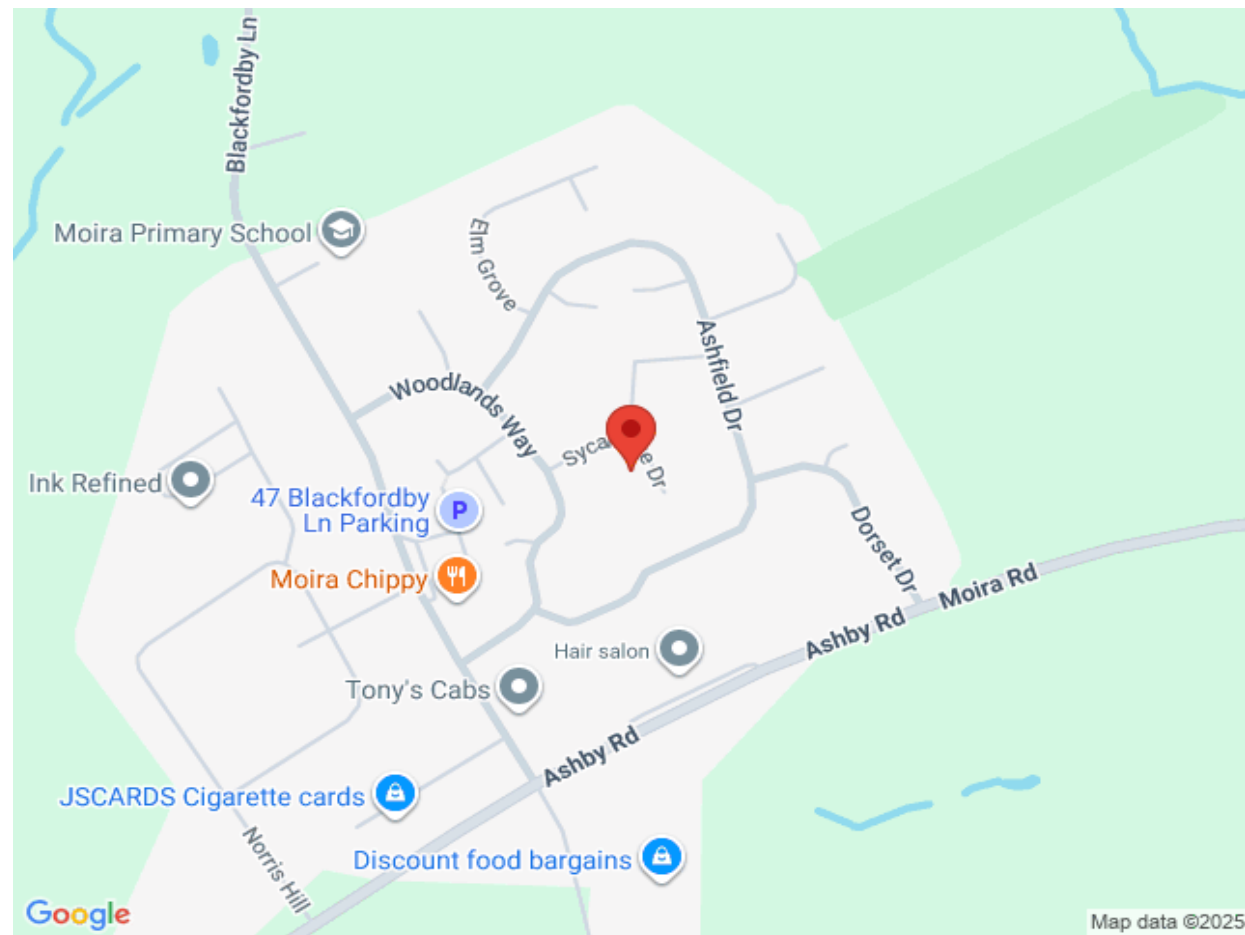


**Ground Floor**



**First Floor**







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