



Devon Close, Moira



3



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2

Freehold

£285,000



### Key Features

- Offering Huge Potential
- Three Bedroom Family Home
- Quiet Cul-De-Sac | Nearby National Forest
- Generous Garden Plot
- Lounge + Separate Dining Room
- Kitchen | Utility Room | Cloakroom/W.C.
- EPC rating U





Welcome to Devon Close! This charming three double-bedroom detached house offers limitless potential for your dream home. With a picturesque location overlooking fields and the National Forest, nestled in a quiet cul-de-sac, ensuring minimal traffic and a peaceful atmosphere. This advantageous setting provides a safe environment for families with children, as well as a tranquil retreat for retirees or anyone seeking a bit of peace away from the hustle and bustle of city life. The surroundings also include generous well-maintained landscaped gardens to the front and rear with suitable hardstanding ground to the side. Comprehensively fenced boundaries to ensure privacy and ample off-road parking.

Step inside the inviting enclosed entrance porch leading to a spacious hall with fitted cloaks cupboard. The ground floor features a cozy two-piece W.C, a well-lit lounge with a feature window showcasing the beautifully landscaped front garden and a separate dining room with access to the tranquil rear garden. The fitted kitchen and adjoining utility room provide ample space for appliances with a cupboard housing a recently renewed gas boiler.

Upstairs, discover three generously-sized bedrooms, with the main bedroom boasting extensive fitted storage and stunning views of the surroundings. The accommodating wet room shower offers accessibility and comfort.

The property itself, while dated, presents an extraordinary potential for modernisation and extension. The spacious indoor and outdoor areas—comprising a tandem double garage, a well-proportioned garden, and ample off-road parking—provide a versatile framework for customisation. Whether intended for family gatherings, gardening ventures, or simply enjoying the peaceful surroundings, the property is a blank canvas awaiting personal touches to revitalise its full potential.

With no upward chain and substantial potential to extend and modernise, this home is an excellent opportunity to create your perfect living space in a fantastic location. Contact Daniel Mills today to arrange a viewing!

#### ACCOMMODATION

ENCLOSED PORCH  
2.46x1.61

ENTRANCE HALLWAY  
1.84x0.87

CLOAKROOM/W.C.  
1.41x1.39

LOUNGE  
5.16x4.52

SEPARATE DINING ROOM  
2.93x2.54

KITCHEN  
3.36x2.93

UTILITY ROOM  
1.90x1.37

#### FIRST FLOOR ACCOMMODATION

BEDROOM ONE  
4.02 + wardrobes x 3.06

BEDROOM TWO  
3.41x2.91

BEDROOM THREE  
3.41x2.91

WET ROOM  
2.28x1.66

STORE  
1.80x1.66

TANDOM DOUBLE GARAGE  
9.20x2.84

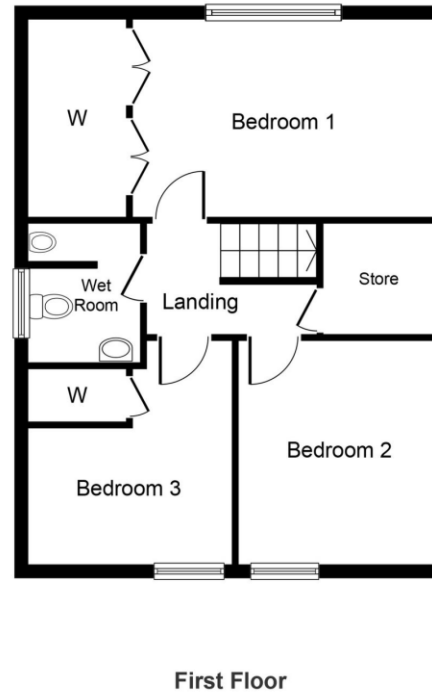
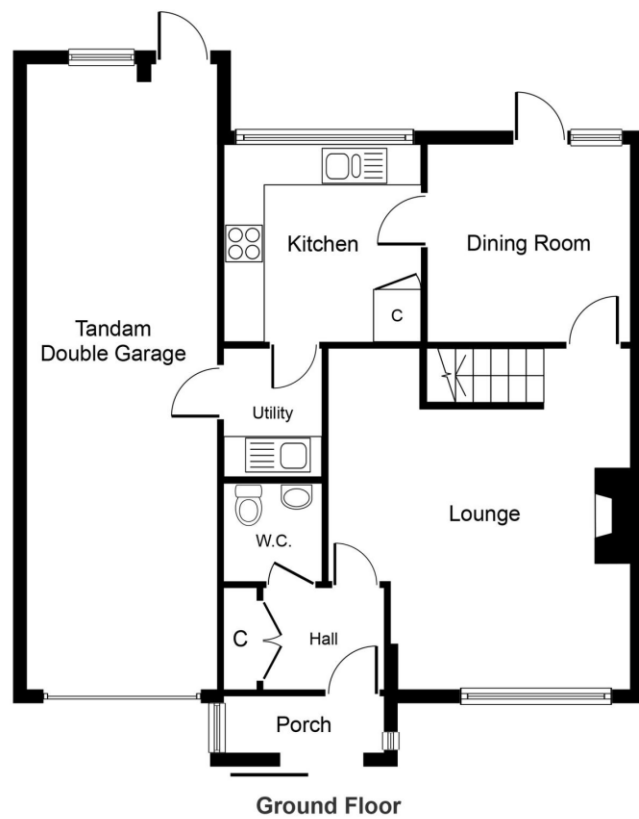
HOW TO GET THERE:-  
Postcode for sat navs: DE12 6HT

COUNCIL TAX BAND:-  
The property is believed to be in council tax band: C

#### 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



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