



Off Newfields,

Moira, Derbyshire, DE12 6EQ

Asking Price £395,000



****LAST PLOT, DO NOT MISS OUT**** FOUR BED FAMILY HOME WITH A GARAGE! An impressive detached four-bedroomed family home built to a high specification and boasting a spacious open plan living/kitchen/diner with contemporary flooring, bi-folding doors and a stylish fitted kitchen with integrated appliances. The property offers generous accommodation throughout, spread over two floors and an enviable croft location. A look inside reveals, on the ground floor: entrance hallway with contemporary flooring that flows through into the living kitchen, fitted with a comprehensive range of integrated appliances and bi-fold doors opening into the rear garden, a generous lounge, utility room with matching units and worktops and a cloakroom/w.c. On the first floor: three double bedrooms with master bedroom benefiting from a stylish en-suite shower room, a good-sized single bedroom and a outstanding four-piece family bathroom. Outside, there's a single garage, a resin bonded driveway and a landscaped gardens with a black slate paved patio seating area. Construction is currently on-going and will be complete March/April 2021. Please call today to arrange a viewing!

THE LOCATION

Moira is a picturesque village in the Heart of the National Forest. The bustling Market Town of Ashby de la Zouch is a short drive away and offers a wide range of quality amenities including excellent schools, shops, restaurants, bars and leisure facilities. The M42 motorway is easily accessed along with major cities including Nottingham, Derby, Leicester, Coventry and Birmingham. East Midlands airport is a 25-30 drive, and local train stations of Tamworth & East Midlands Parkway are also only a short drive away.

Should you wish to arrange a viewing, or require any further information then please contact us on 01530 414666.

OLD FARM GARDENS DEVELOPMENT

CONSTRUCTION has started on this exclusive residential development in Moira by developer Willowstone Developments. The site of a former farming garden, located on the edge of the National Forest & Hicks Lodge will be turned into six quality homes all offering something a little different. The attractive development is situated within a private cul-de-sac and will include a mixture of four and five bedroomed detached family homes with garaging and off-road parking. Willowstone Developments said: "Our passion is building homes not houses, with a view of exceeding our clients expectations. Interest in Old Farm Gardens has already been very strong, this is a great location and one that we're really excited and proud to offer to the open market. There's easy access to country parks, nature walks, cycle walks and even boat trips at the Moira Furnace Museum. "What makes Willowstone Developments different is the extra attention to detail and a family owned developer, we apply a traditional craftsman approach to our developments ensuring our buyers get the best product available with a unique interior style. Offering a array of knowledge as a developer ensures the final results are finished to a high standard within timescales. Old Farm Gardens is currently under-construction with many of the plots already reserved!!

CURRENT KITCHEN IMAGES

The images of the kitchen we are currently using for marketing purposes are for another plot on the development, you currently have an option to choose your own kitchen style and specification. This is not the kitchen for Plot 6.

ABOUT THE PROPERTIES

All of the properties within this unique development benefit from:

- Stylish Fitted Kitchens With Integrated Appliances
- Silestone Worktops with a 10 Year Guarantee
- Ceramic Tiled floors in Bathrooms/En-Suites
- Nest Thermostatic Intelligent Heating System
- 10 Year NHBC Guarantee
- Contemporary Windows, Doors & Bi-Folding Doors
- Oak Staircase with Glass Infill
- Matching Oak Interior Doors
- Sophisticated Resin Bonded Driveway
- Each Home Styled By a Interior Designer Influenced by Current Trends in a Timeless style

GROUND FLOOR ACCOMMODATION

This particular plot offers:-

- Entrance Hallway
- Good-Sized Lounge (5.25m x 3.42m)
- Modern Living Kitchen/Diner (6.02m x 3.77m)
- Utility Room (2.09m x 1.90)
- Cloakroom/W.C. (2.09m x 1.05m)

FIRST FLOOR ACCOMMODATION

- Bedroom One (3.41m x 3.30m)
- En-Suite Shower Room (2.44m max x 1.81m)
- Bedroom Two (3.83m x 2.95m)
- Bedroom Three (3.85m x 2.97m)
- Bedroom Four (2.51 x 2.08m)
- Four-Piece Bathroom (2.51m x 2.08m)

OUTSIDE

- Detached Single Garage
- Resin Bonded Driveway
- Landscaped Front & Rear Gardens
- Black Slated Paved Patios
- External Feature Lighting and Tap

RESERVATIONS BEING TAKEN

PLEASE NOTE:-

SERVICES: All mains are connected. The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. MEASUREMENTS: Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring. TENURE: Freehold - with vacant possession on completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase. Disclaimer:- Please note the photos used within this advertisement are for illustration purposes only and the specification and finish may differ from the photographs.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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