

Paradise Close

Moira, Swadlincote, DE12 6EE

John German





Paradise Close

Moira, Swadlincote, DE12 6EE

£435,000

This beautifully appointed family home features four spacious bedrooms, including a luxurious principal suite and an extended second bedroom with dressing area and en-suite. The heart of the home is an extended bespoke Dove Grey kitchen flowing into a bright dining/sitting area with garden views. Stylish living spaces include a front-facing family/dining room and a rear lounge with French doors to the west-facing landscaped garden, which enjoys evening sun and a versatile summer house. A large driveway offers parking for at least five vehicles.

A Look Inside - Step inside to discover a welcoming reception hallway, complete with a guest cloakroom. The property offers versatile living spaces, including a spacious family/dining room with a front-facing walk-in bay window, perfect for entertaining or everyday use. At the rear, the lounge enjoys garden views through a wide feature bay window with French doors leading outside. A striking Adams-style fireplace serves as the focal point of this elegant room.

The Heart of the Home - The beautifully designed bespoke kitchen features Dove Grey matt-finish cabinetry arranged along two sides, creating a contemporary yet functional space. High-end integrated appliances include an AEG microwave grill oven, a separate pyrolytic fan oven with a steam function, a Neff full-size fridge, a Zanussi dishwasher, and a five-burner gas hob with an extractor above.

Durable and stylish LVT flooring runs seamlessly throughout the kitchen and into the extended dining/sitting area. Here, triple-aspect windows flood the space with natural light, offering picturesque garden views, while French doors provide direct access to the patio.

Upstairs - The first floor hosts four well-proportioned bedrooms and a beautifully refitted family bathroom.

The principal bedroom spans the front of the home and easily accommodates a king-size bed. It features three signature windows that provide a scenic view across the close towards the fields and trees on the horizon, as well as built-in mirrored wardrobes there is a luxurious en-suite, which has been thoughtfully redesigned with dark blue vanity cabinets, a timber countertop with an inset basin, a matching shelf above, a concealed cistern WC, and a spacious walk-in tiled shower with a mains-fed shower. Electric underfloor heating adds an extra touch of comfort.

The impressive extended second bedroom feels like a private suite. It offers space for a double bed, a tall contemporary radiator, and built-in double wardrobes. A dressing/study/sitting area leads into the beautifully appointed en-suite shower room, which features a large frameless walk-in shower with elegant tiling and an Aqualisa thermostat shower with bluetooth enabled control. A suite of vanity units provides ample storage, with a countertop and an inset sink with a mixer tap.

Bedroom three, with built-in wardrobes, enjoys a rear-facing aspect, while bedroom four-currently used as a study-also benefits from a built-in single wardrobe and a garden view.

The refitted family bathroom has been transformed into a stylish retreat, featuring an oversized walk-in shower area with full-height tiling, a mains shower, a sleek wash basin, a WC, and an attractive tiled finish. A tall, chrome ladder-style radiator completes the space.

Outside - The west-facing landscaped rear garden is designed to make the most of the afternoon and evening sunshine. A sweeping curved patio leads to shaped lawns, raised planted borders, and a stepping stone pathway guiding you to an enclosed lower gravel garden area. Within the garden sits a generously sized summer house/workshop, offering a versatile space for hobbies or relaxation. At the front, an expansive driveway provides parking for at least five vehicles. To one side, a striking dry riverbed-style garden features pebbled landscaping and carefully selected planting, adding to the home's kerb appeal.

It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request.

The property is located in an ex-mining area.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard **Parking:** Driveway **Electricity supply:** Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Mains Gas (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: North West Leicestershire District Council / Tax Band D

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA25032025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AMLID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history.

With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1431.71 ft²

133.01 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A	92 A	93 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

63a Market Street, Ashby-De-La-Zouch, Leicestershire, LE65 1AH

01530 412824

ashbysales@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



