

# Paradise Close

Moira, Swadlincote, DE12 6EE

John  
German









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£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 thermostatic 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](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA25032025

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With effect from 1<sup>st</sup> 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.

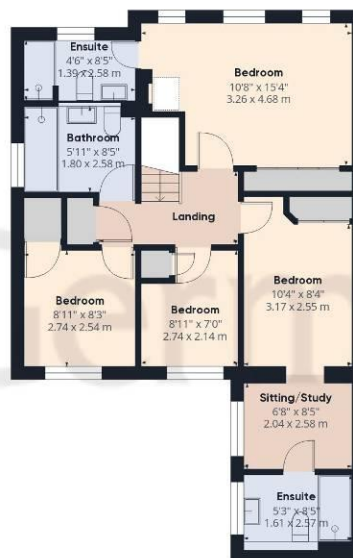








Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1431.71 ft<sup>2</sup>

133.01 m<sup>2</sup>

(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.

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### Agents' Notes

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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		



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