



Norris Hill, Moira



£165,000



Key Features

- Two-Bedroom Semi-Detached House
- Built in 2010 to a High Standard
- Perfect First Time Buy or Investment
- Modern Shaker Style Kitchen/Diner
- Snug Lounge
- Two Double Bedrooms
- EPC rating C
- Freehold





Nestled in the heart of the National Forest, Norris Hill offers a harmonious blend of modern living with quaint charm. This delightful two-bedroom semi-detached house, built in 2010, is an ideal for either a first-time buy, or savvy investor, with the added benefit of no upward chain.

Step inside to be greeted by a welcoming entrance hallway, leading you to a snug lounge and the airy kitchen/diner. The stylish kitchen boasts shaker-style cabinets, a sleek contrasting worktop, and integrated appliances, perfect for culinary adventures. The ground floor also houses a convenient cloakroom for guests.

Ascending to the first floor, you'll find two spacious double bedrooms, providing comfort and tranquillity. The contemporary bathroom features a three-piece suite with a luxurious panelled bath and a mains-fed shower.

Outdoor enthusiasts will love the low-maintenance gardens, shielded by lush hedges offering a high degree of privacy. A charming courtyard awaits beyond, complete with parking for two cars.

Don't miss your chance to make this modern gem your home! Contact our team today for a viewing.

Located in the charming village of Moira, Norris Hill benefits from a prime position near the National Forest, an expanse of lush greenery offering a wide range of outdoor activities. The forest is a true gem for nature enthusiasts, presenting picturesque walking and cycling trails. Residents here can enjoy the serene woodlands and the various recreational spots that celebrate the natural beauty of the region. This proximity not only offers a peaceful respite but also adds to the appeal of potential weekend adventures right at your doorstep.

Swadlincote itself is a vibrant town with a rich history and a robust cultural scene, making it an appealing place for both young professionals and families. The town centre, within easy reach of Norris Hill, features a variety of shops, restaurants, and essential services.

For anyone concerned about connectivity, Swadlincote boasts excellent transport links. The nearby A511 and A444 provide efficient routes to the larger hubs of Burton upon Trent and Ashby-de-la-Zouch, ensuring that commuting is hassle-free. Public transport options are also readily available, providing access to broader networks, including direct services to Derby and Burton's railway stations, further expanding the possibilities for travel and commuting.

Education is another key advantage of this area, accommodating families with a selection of reputable schools. Close to Norris Hill, parents can choose from several well-regarded primary and secondary schools that boast good Ofsted ratings. With educational opportunities extending into further education colleges, the area caters well to the academic needs of children and young adults at all stages.

ACCOMMODATION

ENTRANCE HALLWAY 1.92m x 0.93m (6'4" x 3'1")

CLOAKROOM/W.C 1.92m x 0.9m (6'4" x 3'0")

LOUNGE 4.27m x 3.83m (14'0" x 12'7")

KITCHEN/DINER 3.79m x 2.8m (12'5" x 9'2")

FIRST FLOOR ACCOMMODATION

BEDROOM ONE 3.81m x 2.49m (12'6" x 8'2")

BEDROOM TWO 3.14m x 2.72m (10'4" x 8'11")

BATHROOM 1.98m x 1.76m (6'6" x 5'10")

COUNCIL TAX BAND:-

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

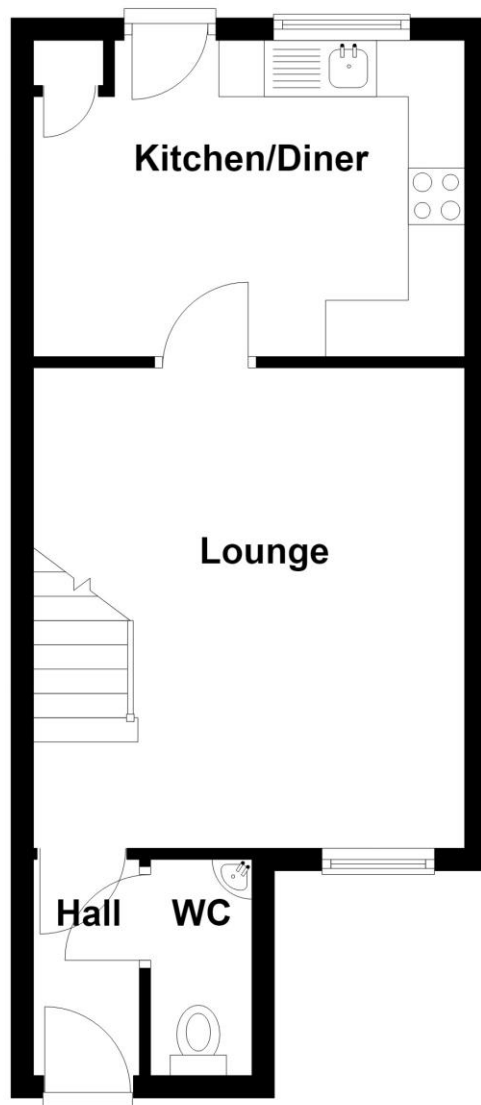
HOW TO GET THERE:-

Postcode for sat navs: DE12 6ES

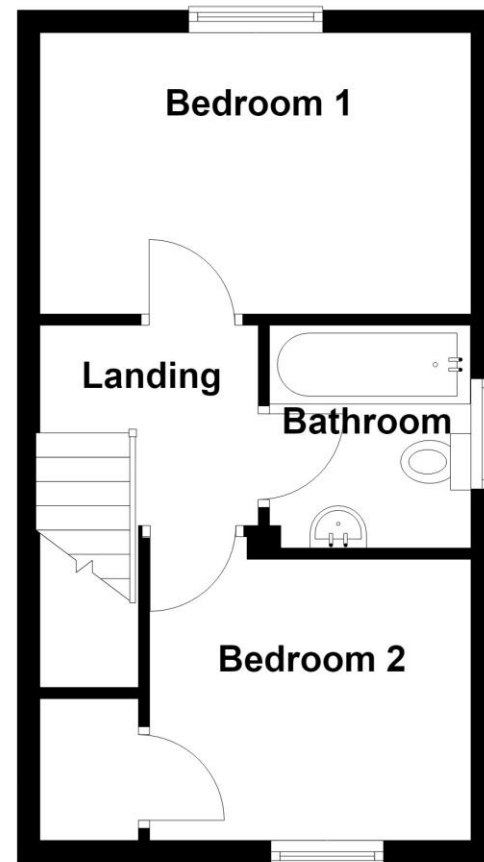
PLEASE NOTE:-

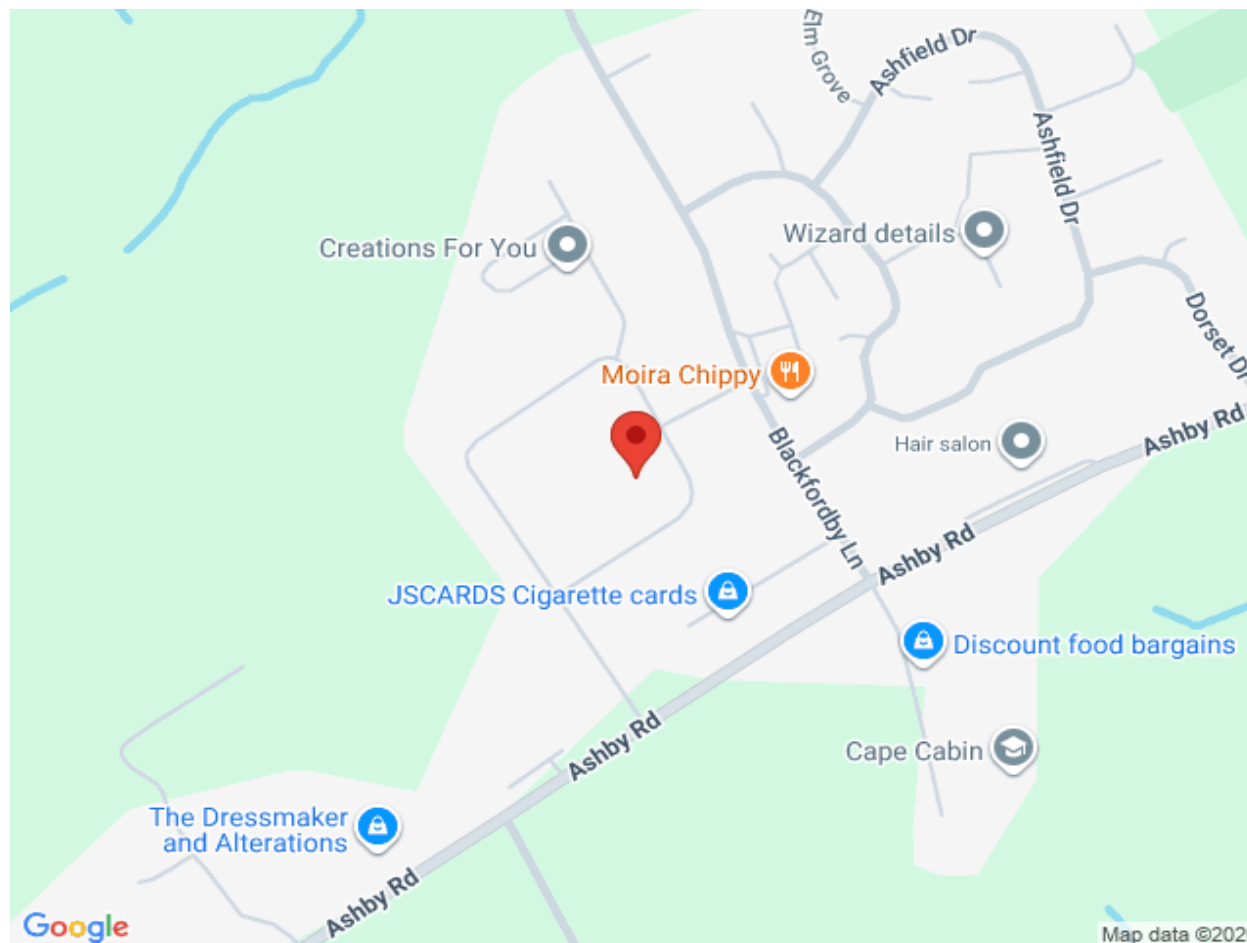
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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.

Ground Floor



First Floor





Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

