



Via Devana, Moira



3



2



2

£255,000



Key Features

- Charming Three-Bedroom Semi-Detached Home
- In the Sought-After Via Devana
- Easy Access to the National Forest, Conkers and Moira Furnace
- Cosy Lounge
- Modern Kitchen/Diner
- Two Double Bedrooms + Single Bedroom
- EPC rating C
- Freehold





Welcome to Via Devana, a delightful three-bedroom semi-detached family home in Moira, Swadlincote, offering a perfect blend of comfort and style. Nestled within a sought-after location, this charming property provides easy access to the National Forest and its captivating trails, perfect for nature lovers and families alike.

Step inside to discover a well-presented interior with no upward chain. The snug lounge invites you with its cosy coal-effect electric fire set upon a raised marble hearth, complemented by elegant oak-effect laminate flooring. The kitchen diner is a culinary delight, featuring sleek white cabinets, contrasting roll-edged worktops, and stylish splashbacks. With ample space to entertain, it's the heart of the home where family and friends can gather. A two-piece cloakroom/W.C. along with an under-stairs pantry complete the ground floor.

Upstairs, you'll find two generously sized double bedrooms, including an en-suite in the master, and a versatile single bedroom. Enjoy the convenience of a two-piece cloakroom/W.C. and a three-piece family bathroom.

Outside, the southerly landscaped garden is your private retreat, complete with a shaped lawn, paved patio, mature shrubs, and personal access to a single garage. Don't miss your chance to make this beautifully maintained family home yours. Contact our team today to arrange a viewing!

Located in the charming village of Moira, Via Devana is nestled in a sought-after area renowned for its picturesque setting and community-focused atmosphere. The village itself is part of the National Forest, offering residents the unique opportunity to enjoy an abundance of outdoor activities and breath-taking natural landscapes right at their doorstep. Whether you're fond of leisurely walks, cycling, or taking in the serene countryside views, Moira provides a tranquil escape from the hustle and bustle of city life, making it an ideal location for families and those seeking a quieter pace.

Moira prides itself on its rich history and local amenities, catering to a variety of everyday needs. The local schools are well-regarded, contributing to the area's appeal as a family-friendly environment. Additionally, the village offers convenient access to shops, cafes, and essential services, ensuring that residents have everything they require within easy reach. With regular public transport links and proximity to major roads, commuting to larger town centres or cities is straightforward, making this a practical location for professionals working in the surrounding regions.

For social and recreational pursuits, Moira is an inspiring place to live. Residents can explore Conkers, a family-orientated attraction within the National Forest featuring interactive exhibits and outdoor adventures. The Ashby Canal and Moira Furnace Museum also provide historical and educational outings, perfect for weekends spent exploring local heritage. With a vibrant village community, there are numerous events and activities throughout the year, fostering a sense of belonging and connection among neighbours.

ACCOMMODATION

ENTRANCE HALLWAY 1.57m x 1.29m (5'2" x 4'2")

LOUNGE 4.16m x 3.75m (13'7" x 12'4")

KITCHEN AREA 2.65m x 2.22m (8'8" x 7'4")

DINING AREA 3.61m x 2.41m (11'10" x 7'11")

CLOAKROOM/W.C. 1.73m x 0.9m (5'8" x 3'0")

FIRST FLOOR ACCOMMODATION

BEDROOM ONE 3.24m x 2.75m (10'7" x 9'0")

EN-SUITE SHOWER ROOM 2.75m x 1.2m (9'0" x 3'11")

BEDROOM TWO 2.78m x 2.76m (9'1" x 9'1")

BEDROOM THREE 3.02m x 1.9m (9'11" x 6'2")

BATHROOM 1.9m x 1.89m (6'2" x 6'2")

SINGLE GARAGE

COUNCIL TAX BAND:-

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

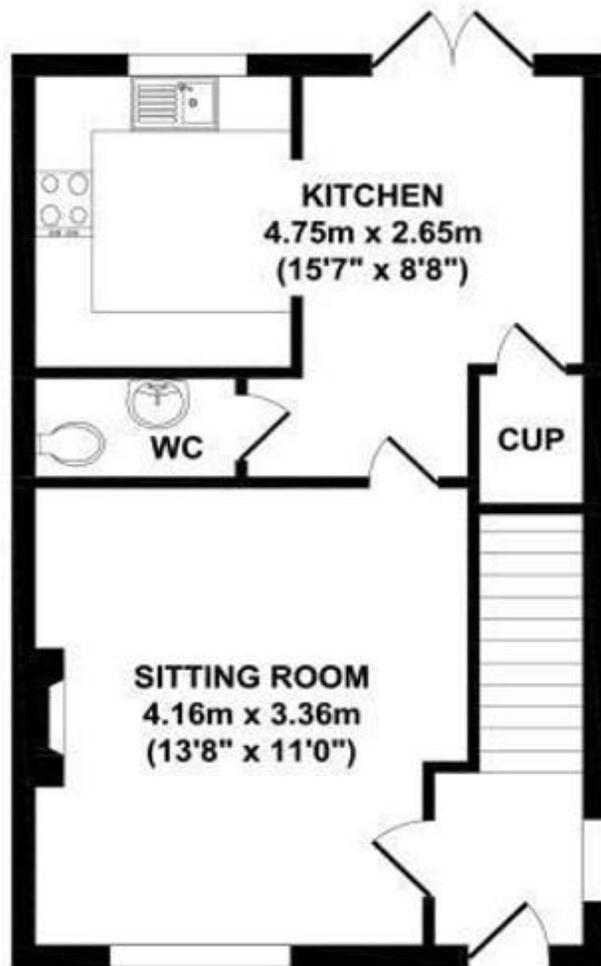
HOW TO GET THERE:-

Postcode for sat navs: DE12 6BE

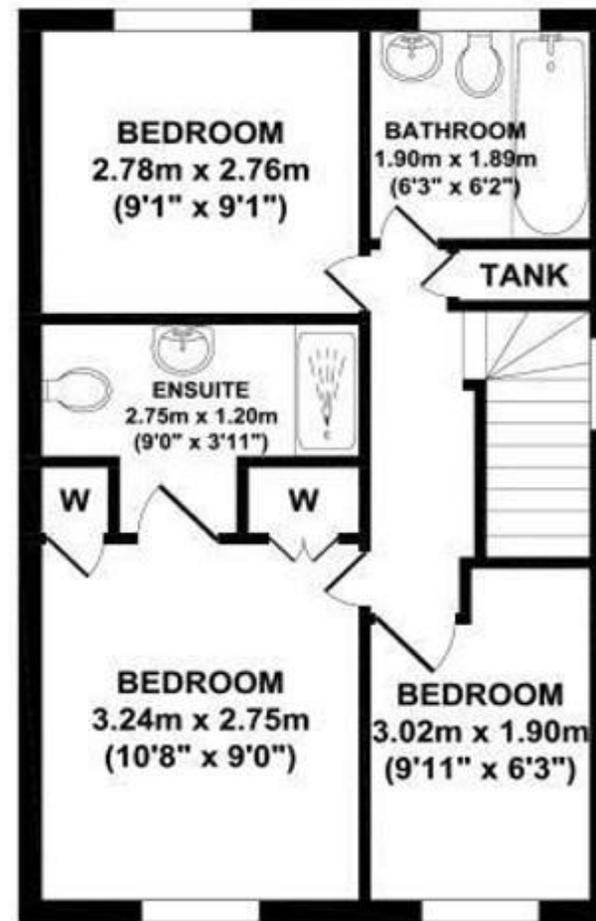
PLEASE NOTE:-

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.

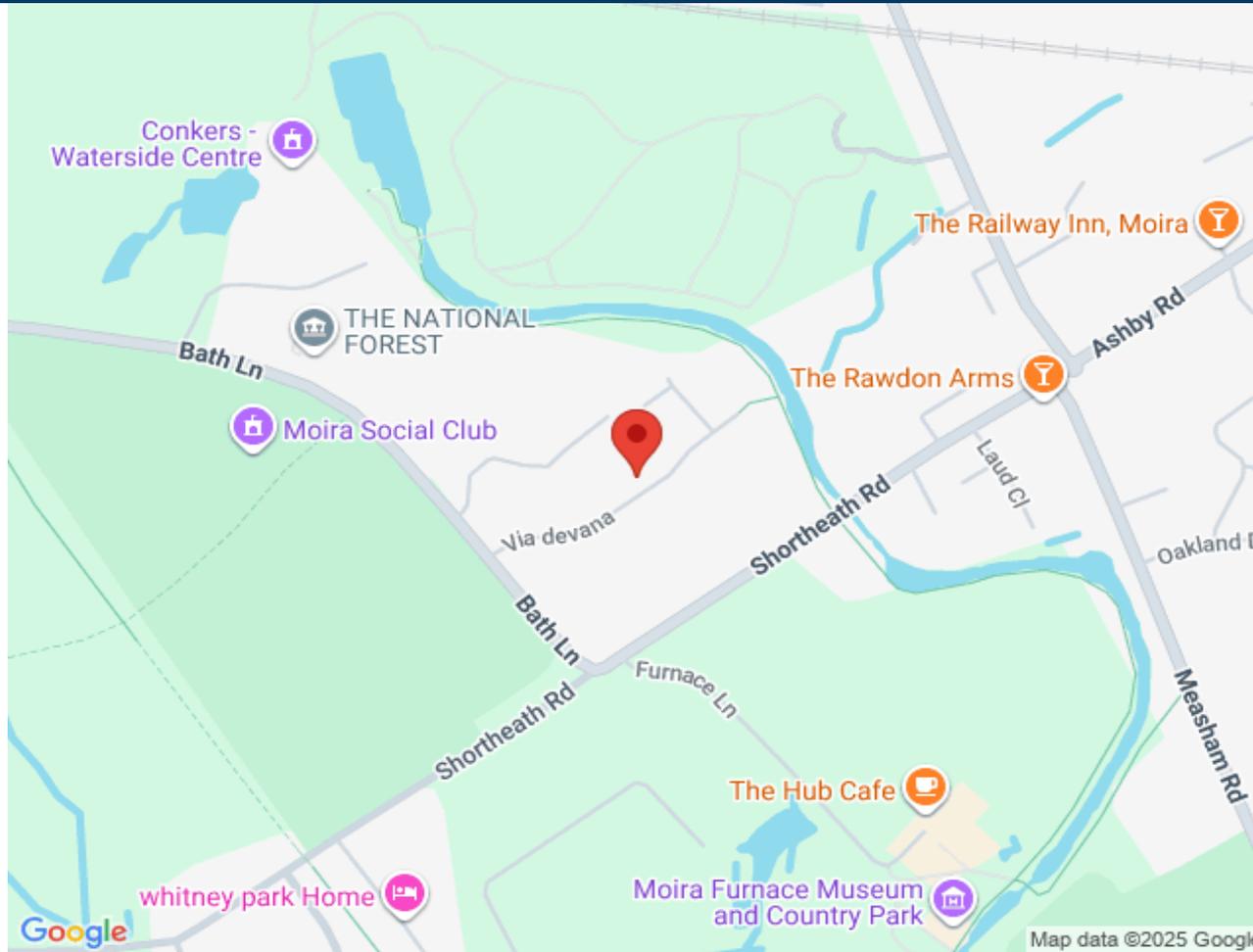




GROUND FLOOR



FIRST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

