85, Moira Road, Woodville, Derbyshire, DE11 8DQ

HOWKINS & HARRISON

85, Moira Road,
Woodville,
Derbyshire, DE11 8DQ

Guide Price: £150,000

An attractive and deceptively spacious two-bedroom end-terrace home, offering 963 sqft of accommodation together with a notably long and established rear garden.

The property enjoys a generous ground-floor layout, including an impressive 27'3" living/dining room, separate kitchen, useful utility/dining area with doors opening onto the garden, and a ground-floor WC. Upstairs are two well-proportioned bedrooms and a family bathroom. Externally, the home is set back behind a block-paved frontage, while the substantial rear garden provides an excellent amount of outdoor space and is a particularly appealing feature of the property.

Well positioned within Woodville for local amenities, schools and access to the surrounding road network, this is a home likely to appeal to first-time buyers, young families and investors alike.

Location

Moira Road is situated in the popular South Derbyshire village of Woodville, conveniently positioned between Swadlincote and Ashby-de-la-Zouch. The village offers a range of everyday amenities, with a wider selection of shops, schools, leisure facilities and services available in nearby Swadlincote, Ashby-de-la-Zouch and Burton upon Trent. Woodville is also well placed for commuters, with convenient access to the A511, A444 and the wider A42/M42 road network. Rail services are available from Burton upon Trent, providing connections towards Derby, Birmingham and beyond.

Travel Distances
Swadlincote – approximately 1.5 miles
Ashby-de-la-Zouch – approximately 3 miles
Burton upon Trent Railway Station – approximately 5.5 miles
Derby – approximately 11 miles
A42 – approximately 5 miles
M42 – approximately 8 miles

Accommodation Details

The front door opens into a small entrance hall, with stairs rising to the first floor and access into the impressive living/dining room. Extending to approximately 27'3", this is a generous and versatile reception space with windows to the front and rear, feature fireplaces, one with fitted log burner and ample room for both sitting and dining areas. From here, the accommodation continues into the separate kitchen, fitted with a range of wall and base units, work surfaces and integrated cooking appliances. An archway leads through into the rear utility/dining area, providing additional practical space and direct access onto the garden. A useful ground-floor WC is also positioned just off this part of the house.

Upstairs, the first-floor landing leads to two well-proportioned bedrooms, including a generous principal bedroom to the front and a second double bedroom overlooking the rear. The bathroom is fitted with a modern white suite comprising bath with shower over, WC and wash basin, complemented by contemporary wall tiling.

Outside, the property is set back behind a block-paved frontage. To the rear is a notably long and established garden, with a paved seating area immediately beyond the house leading onto a substantial garden with mature planting, trees and screening, creating an excellent amount of private outdoor space.

Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01530 410930 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

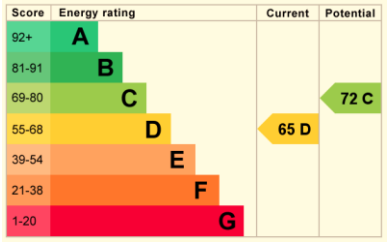
Services

None of the services have been tested. We are advised that the property benefits from mains water, drainage, gas and electricity, which are connected to the property. The central heating is gas fired and broadband is available but not currently connected to the property.

Local Authority

South Derbyshire District Council - Tel::01283-595795

Council Tax Band - A



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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.

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