



Norris Hill
Moira Swadlincote



Property Description

This three bedroom semi detached house grazing the outskirts of the popular historic town of Ashby-De-La-Zouch.

The well located three bedroom home comprises of entrance hallway, living room, kitchen diner, utility room, family bathroom. A substantial lawn front and tarmac driveway providing ample off road parking and single garage.

Moira is a small village within two miles of the bustling market town of Ashby-de-la-Zouch. The National Forest is easily accessible and provides many scenic walks for visitors and local residents. The heart of the forest is the Conkers Visitors' Centre which offers woodland walks and is a useful source of information on the local flora and fauna, and past history of the area.

Entrance Hallway

Accessed via a composite front door to an entrance porch providing space for coat hanging and shoe storage and through into the entrance hallway having carpeted flooring, carpeted stairs off to the first floor, central heating radiator, door off to: -

Living Room

Having UPVC double glazed window to the front elevation, carpeted flooring, central heating radiator.

Kitchen Diner

Accessed via a door off the entrance hallway having a range of fitted wall and base units with laminate work surfaces over, integrated eye level electric fan assisted oven, electric four ring hob with extractor hood over, tiled splash back to the cooking and preparation areas, one and quarter stainless steel sink unit and drainer with chrome mixer tap over, tiled flooring, UPVC double glazed window giving aspect over the rear garden, UPVC French doors giving access to the rear garden, space for dining table or family seating area, inset

spotlights to the ceiling, central heating radiator, UPVC fully glazed opaque door giving access to: -

Utility Room/Wc

Having a range of fitted base units with laminate work surfaces over, plumbing and space for automatic washing machine, under counter space for tumble dryer, space for fridge freezer, UPVC double glazed window to the rear elevation, wood effect laminate flooring, door off to useful downstairs wc and further door off to the garage.

First Floor Landing

Having UPVC double glazed window to the side elevation, carpeted flooring, loft access, doors off to bedrooms and family bathroom.

Bedroom One

Having UPVC double glazed window to the front elevation, carpeted flooring, central heating radiator, two useful built in storage spaces/wardrobes with hanging rails and shelving.

Bedroom Two

Having UPVC double glazed window to the rear elevation, grey wood wash effect laminate flooring, central heating radiator, useful built in storage space/wardrobe with hanging rail and shelving.

Bedroom Three

Having UPVC double glazed window to the front elevation, wood effect laminate flooring, built in over stairs storage cupboard.

Family Bathroom

Having UPVC double glazed opaque window to the rear elevation, low level wc, pedestal wash hand basin with chrome mixer tap over,

panelled bath, walls fully covered with PVC panelling for ease of maintenance.

Outside

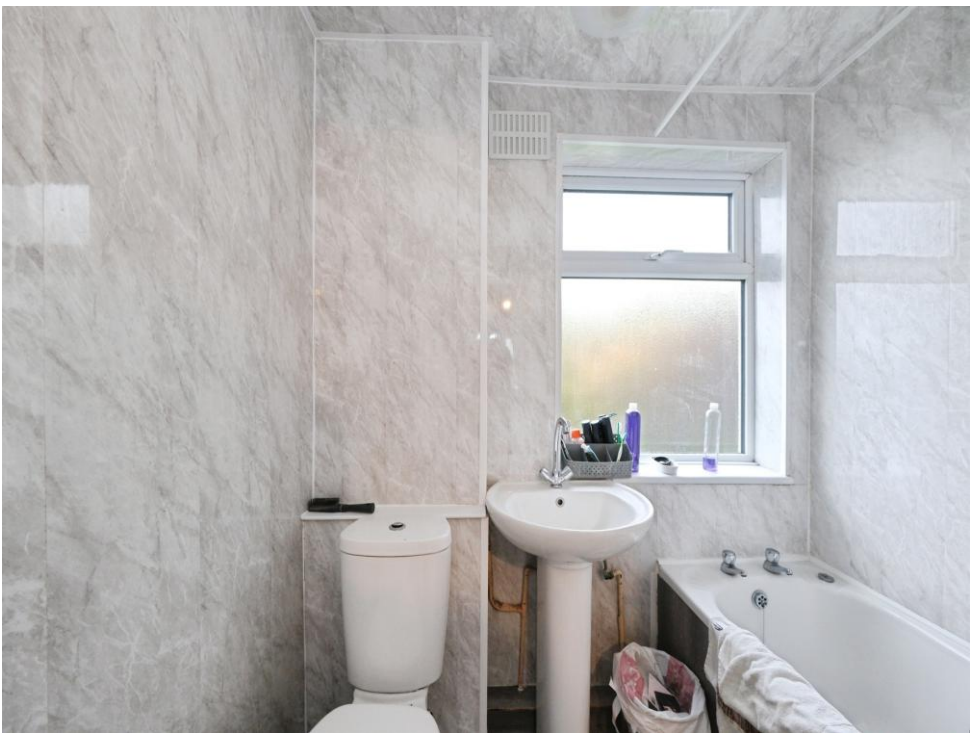
The front of the property has a tarmac driveway providing ample off road parking leading to a wooden double opening garage doors, pedestrian door giving access to the garage and a further door to the rear of the garage giving access to the utility room. The front garden has a large lawned area with gravelled border and hedge and wall boundary.

The rear garden is largely laid to lawn having a paved pathway leading to the rear of the garden to a paved seating area, large hard standing seating area accessed directly via the French doors off the kitchen, timber fencing boundary.

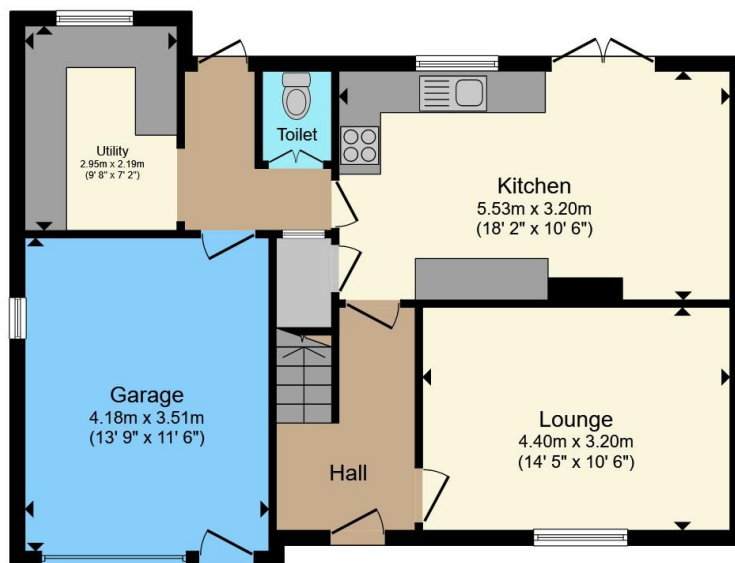
Agent Notes

Please note that an £80 AML fee covers the cost of carrying out the required identity and anti-money laundering checks when an offer has been accepted. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

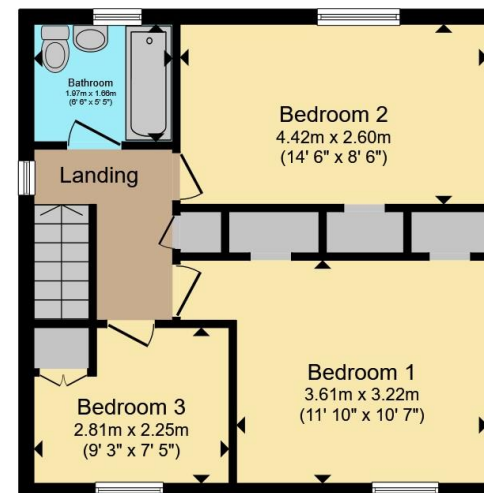








Ground Floor



First Floor

Total floor area 112.7 m² (1,213 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Ashley Adams on

T 01332 865 568
E melbourneinfo@ashleyadams.co.uk

39 Market Place Melbourne
 DERBY DE73 8DS

Property Ref: MEL206129 - 0003

Tenure:Freehold EPC Rating: E Council Tax Band: B

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