



Stone Row Place, Moira



5



3



2

£630,000



Key Features

- Captivating Five-Bedroom Barn-Style Detached Home
- Over 1,800 Sqft of Living Space
- Expansive Open-Plan Family Living Kitchen
- Features Sleek White Gloss Cabinets, Quartz worktops, integrated appliances, and a Breakfast Bar
- Family Room | Utility | Cloakroom/W.C.
- Four Double Bedrooms + One Generous Single Bedroom
- EPC rating B





Discover the exquisite charm of Stone Row Place, a quintessential haven nestled in the heart of the National Forest. Designed by Peveril Homes, this modern five-bedroom detached residence marries contemporary barn-style aesthetics with ultimate comfort. Spanning over 1,800 sqft, its generous open-plan design invites you into a luminous family kitchen, where sleek white gloss cabinets and dazzling Quartz countertops meet exceptional integrated appliances. The spacious breakfast bar is a culinary enthusiast's dream, alongside a living area perfect for entertaining guests, boasting oak-effect LVT flooring and bi-fold doors that lead to a serene timber deck, ideal for al fresco dining. The family room adjacent to the kitchen is a warm and inviting retreat, perfect for relaxing or hosting intimate gatherings. A utility room offering further space and plumbing for appliances along with a stylish two piece cloakroom/w.c. complete the ground floor.

The upper level features airy vaulted ceilings with four generous double bedrooms and a cosy single, including two en-suites and a stylish family bathroom.

Outside, delight in a landscaped garden oasis, a pristine block-paved driveway, a carport, and a garage. This stunning home, offered chain-free, invites you to reside in tranquillity and style. Contact our Ashby team for a viewing today.

Located in the charming village of Moira, Swadlincote, Stone Row Place finds its home within the enchanting embrace of the National Forest. Known for its lush greenery and commitment to environmental regeneration, the National Forest offers a unique blend of rural charm and modern living. Residents have the opportunity to enjoy a plethora of outdoor

activities such as walking, cycling, and nature trails, all while being surrounded by the stunning natural beauty of the woodlands. The proximity to nature makes this area perfect for those looking to balance a contemporary lifestyle with peaceful escapes into the countryside.

Moira provides a tight-knit community atmosphere with local amenities that cater to everyday needs. The village boasts a variety of conveniences, including shops, cafes, and schools, ensuring families have everything within easy reach. The nearby Conkers Discovery Centre offers educational and recreational facilities for both children and adults alike. Additionally, Swadlincote town centre is just a short drive away, providing further shopping, dining, and entertainment options, adding to the appeal for families and professionals commuting to nearby urban centres.

The area benefits from excellent transport links for commuters. The A42 and A444 provide straightforward access to larger cities such as Leicester, Derby, and Birmingham, making it an ideal location for those needing to travel for work or leisure while residing in a quieter locale. Furthermore, East Midlands Airport is conveniently reachable for international travel, enhancing the area's connectivity.

This property not only offers easy access to spectacular landscapes and essential amenities but also provides a serene setting for growing families. With numerous renowned schools within driving distance, such as Ivanhoe College and Ashby School, the educational needs of children can be well catered for. The community spirit in Moira is palpable, with local events and activities fostering a welcoming environment for new residents.





ACCOMMODATION

ENTRANCE HALLWAY 4.4m x 3.14m (14'5" x 10'4")

OPEN PLAN FAMILY LIVING KITCHEN 7.59m x 6.73m (24'11" x 22'1")

FAMILY ROOM 3.23m x 2.83m (10'7" x 9'4")

UTILITY ROOM 2.82m x 2.21m (9'4" x 7'4")

CLOAKROOM/W.C. 1.76m x 1.09m (5'10" x 3'7")

FIRST FLOOR ACCOMMODATION

BEDROOM ONE 4.06m x 3.46m (13'4" x 11'5")

EN-SUITE SHOWER ROOM 2.5m x 1.61m (8'2" x 5'4")

BEDROOM TWO 3.2m x 2.93m (10'6" x 9'7")

EN-SUITE SHOWER 2.92m x 1.51m (9'7" x 5'0")

BEDROOM THREE 4.51m x 2.93m (14'10" x 9'7")

BEDROOM FOUR 3.7m x 2.9m (12'1" x 9'6")

BEDROOM FIVE 3.24m x 2.93m (10'7" x 9'7")

FAMILY BATHROOM 2.5m x 2.37m (8'2" x 7'10")

SINGLE GARAGE 6.12m x 2.95m (20'1" x 9'8")

CARPORT 6.42m x 2.78m (21'1" x 9'1")

SERVE CHARGE:-
£258.60 per year

COUNCIL TAX BAND:-

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

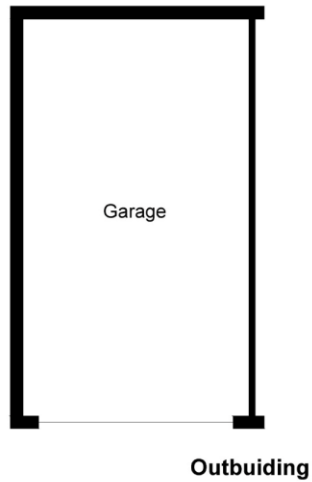
HOW TO GET THERE:-

Postcode for sat navs: DE12 6AY

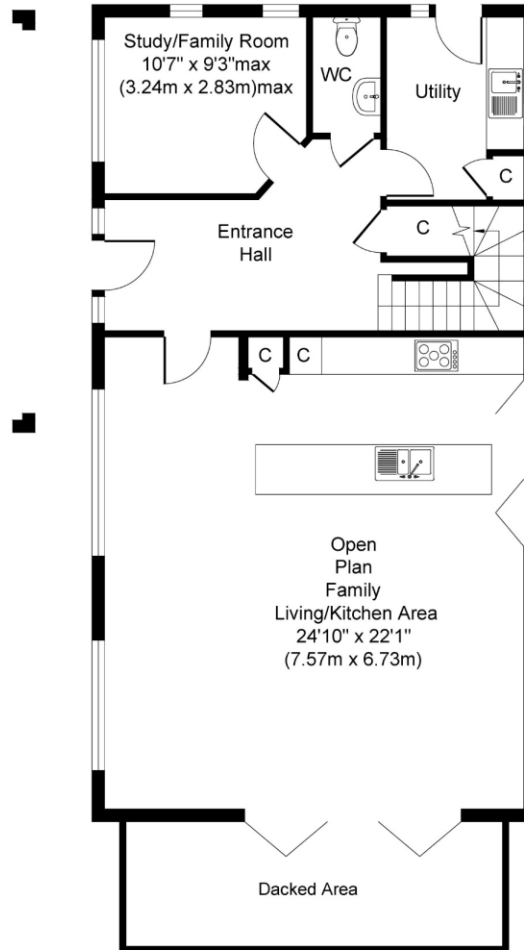
PLEASE NOTE:-

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.

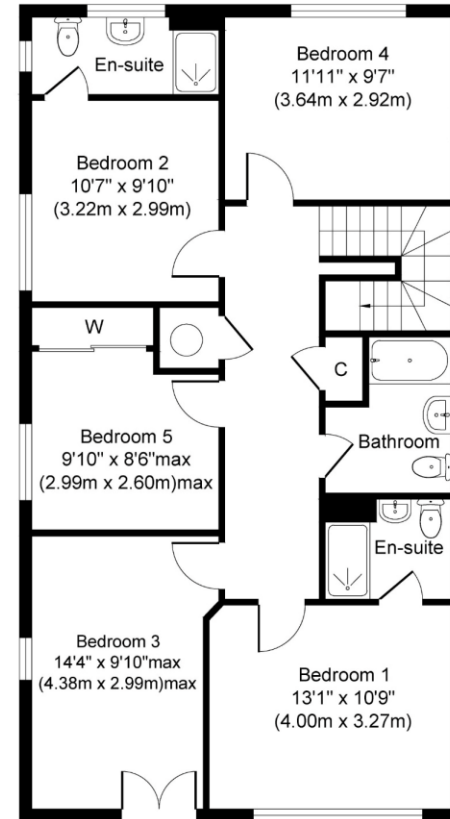




Car Port



Ground Floor
Approximate Floor Area
920 sq. ft
(85.47 sq. m)



First Floor
Approximate Floor Area
920 sq. ft
(85.47 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

