







49 Moira Dale, Derby, DE74 2PJ

Offers Over £215,000

In the sought-after location of Moira Dale, this attractive three-bedroom semi-detached home offers spacious and versatile accommodation, perfect for families, first-time buyers, or those looking to upsize.

Situated a short walking distance to the local amenities of Castle Donington, the property welcomes you with a bright and inviting entrance hallway leading into a generous lounge and dining area. This space has ample natural light creating a warm and comfortable atmosphere throughout.

The fitted kitchen is thoughtfully laid out, offering plenty of worktop and storage space, making it both practical and stylish. There is also convenient access to the large rear garden.

Upstairs, the property comprises three well-proportioned bedrooms, each offering flexibility for growing families, home working, or guest accommodation. The family bathroom is modern and well-presented, featuring contemporary fittings and a clean, neutral finish.

The property has been thoughtfully updated throughout and benefits from brand new double glazed windows, along with newly installed composite front and rear doors, and a new combi boiler - enhancing both energy efficiency and security while providing a smart, modern finish

The Property



A 3 bedroom semi detached property located on the ideal location of Moira Dale, Castle Donington. Complete with Kitchen with pantry cupboard, spacious Living/Dining Room, 3 Bedrooms and a Modern Bathroom. The property benefits from newly fitted UPVC double glazed windows throughout, composite front and back door and a combi boiler - all installed around a year ago.

Entrance Hall



Enter into the property via a newly fitted composite front door, with carpeted flooring and access to the living/dining room, kitchen, useful storage cupboard with coat hooks and window to the side elevation with stairs rising to first floor.

Kitchen





The well-appointed kitchen is fitted with a comprehensive range of wall and base units, offering generous storage and ample work surface space. Integrated appliances include a fitted oven, gas hob and extractor fan, along with a chrome sink incorporating a contemporary mixer tap. The walls are part tiled and a useful built-in pantry cupboard offers additional storage. Space for Fridge Freezer and Washing Machine. The room is laid with carpet flooring and features doors leading directly to the rear garden.

Living/Dining Room



The spacious living and dining room is well proportioned. Enjoying a pleasant dual-aspect feel, the room benefits from windows at either end, allowing for an abundance of natural light throughout the day. The layout flows seamlessly from the entrance hallway through to the kitchen. The room is laid with carpeted flooring and is centred around an attractive feature gas fireplace, providing a warm and inviting focal point.

Master Bedroom



A well-proportioned bedroom offering a comfortable and inviting space. The room is fitted with carpeted flooring, gas central heated radiator and Double Glazed Window with Front Elevation

Bedroom 2



Second bedroom featuring carpeted flooring and a double glazed window to the rear elevation, allowing for pleasant natural light. The room benefits from fitted wardrobe space and gas central heated radiator.

Bedroom 3

Third bedroom featuring carpeted flooring and a double glazed window to the front elevation, allowing for pleasant natural light. The room benefits from fitted wardrobe space and gas central heated radiator.

Garden



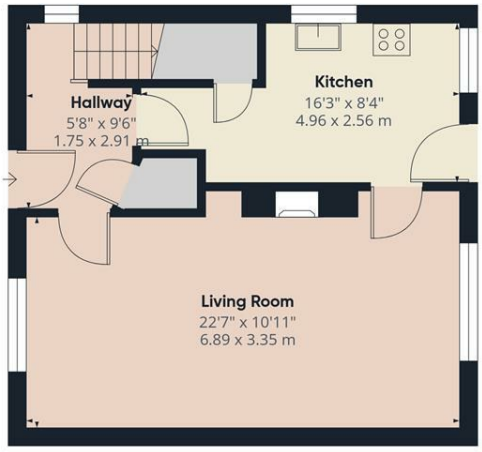
Access to the garden via the back door or side passage, with a patio and lawned area. The garden also benefits from a 'workshop' space with power and plumbing, an outside WC and a storage out house useful for bin storage.

Disclaimer & Anti-Money Laundering (AML) Notice

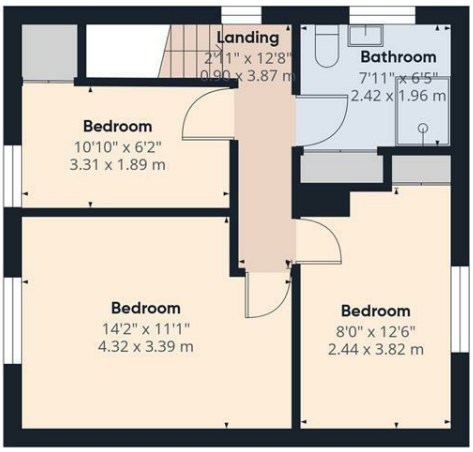
All measurements, areas and floorplans are provided for guidance only and should not be relied upon as statements of fact. Fixtures, fittings and appliances have not been tested and no guarantee is given as to their working order. These particulars do not constitute part of an offer or contract. All information is provided in good faith but is not guaranteed to be accurate and should be independently verified. Photographs and descriptions are for illustrative purposes only and may not reflect current conditions. The property is subject to availability and may be withdrawn or altered without notice.

In accordance with current Anti-Money Laundering Regulations, prospective purchasers will be required to provide identification and proof of address at a later stage of the transaction. Electronic identity verification and source of funds checks may also be carried out once an offer has been accepted.

Floor Plan



Floor 0



Floor 1

Approximate total area(1)

880 ft²

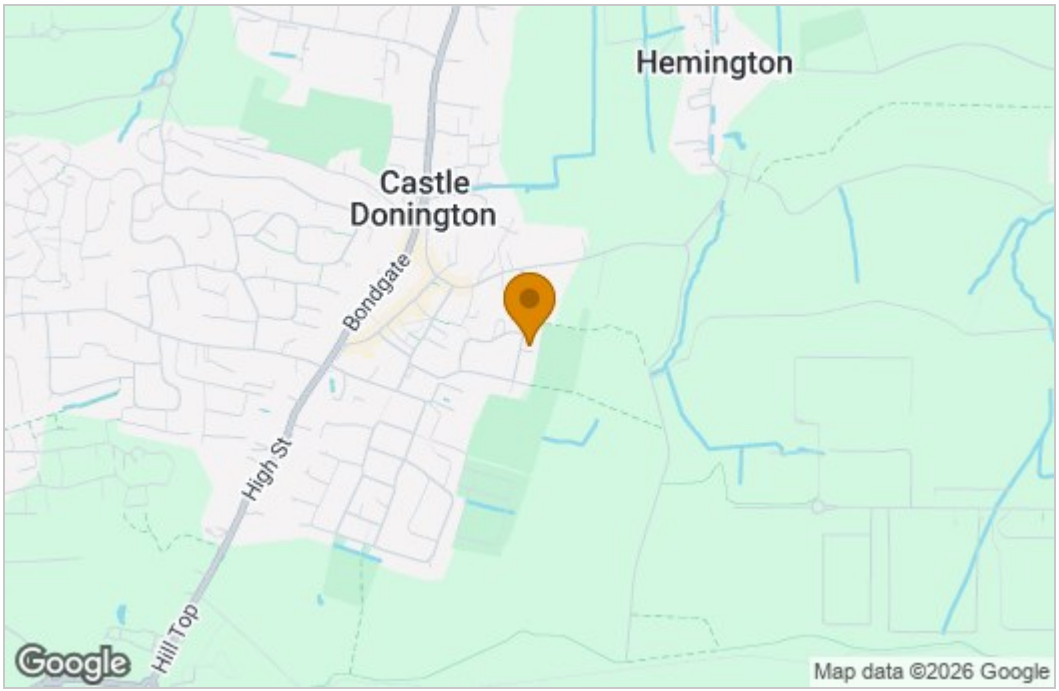
81.6 m²

(1) Excluding balconies and terraces

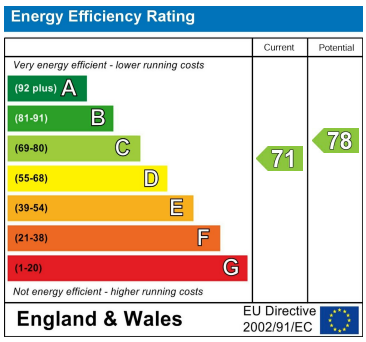
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

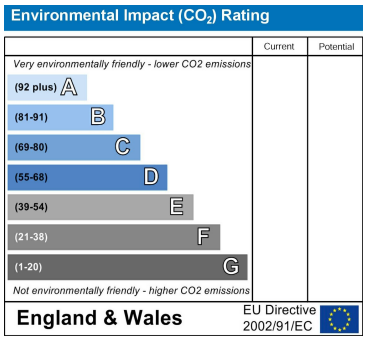
GIRAFFE360

Area Map



Energy Efficiency Graph





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