

# Ashby Road

Moira, Swadlincote, DE12 6DP

John  
German

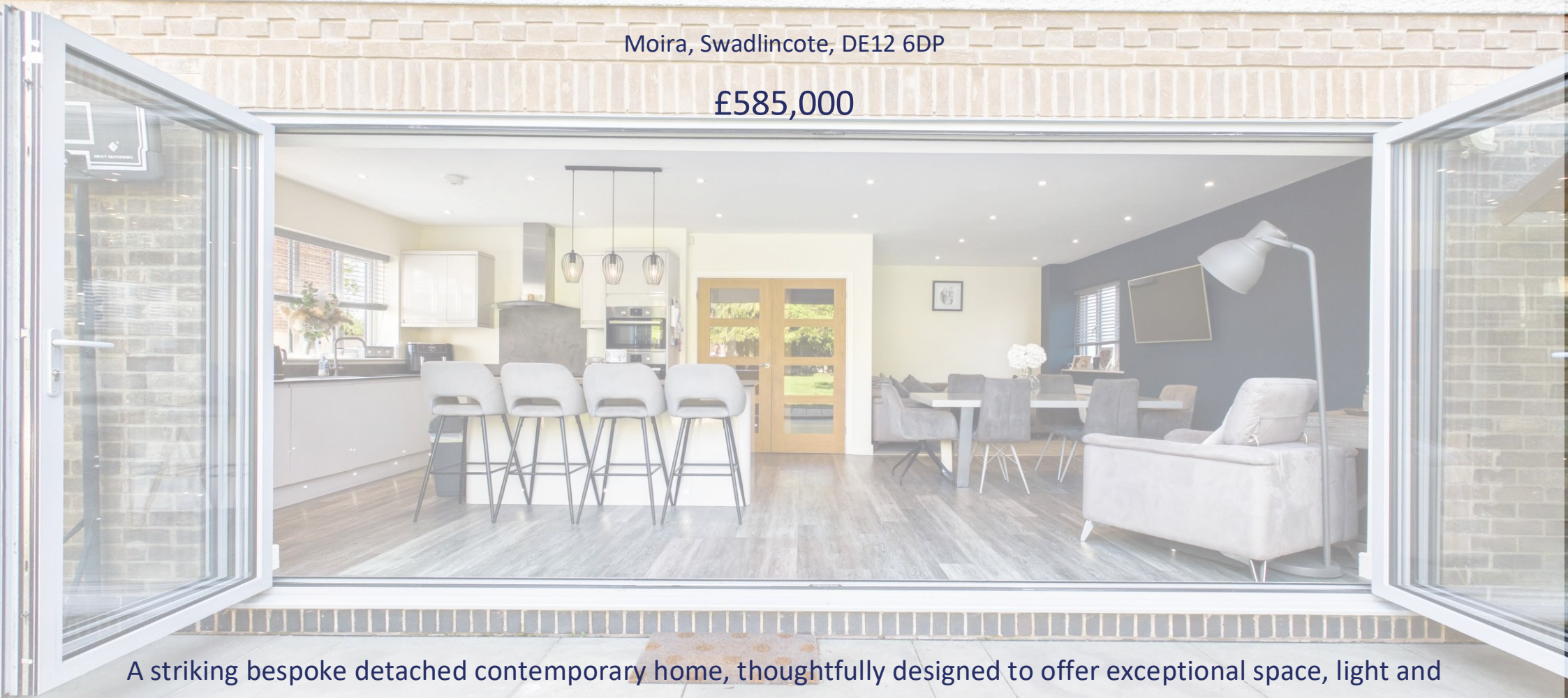




# Ashby Road

Moira, Swadlincote, DE12 6DP

£585,000



A striking bespoke detached contemporary home, thoughtfully designed to offer exceptional space, light and versatility for modern family living. Showcasing a stunning open-plan layout at its heart, stylishly appointed interiors and seamless connections to the garden, this impressive property combines high-spec finishes with generous proportions, all set within a private setting with attractive outlooks towards the surrounding landscape.

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A contemporary composite entrance door opens into a spacious L-shaped reception hallway, where an oak staircase rises to the first floor. Immediately to the left, a well-proportioned bay-fronted reception room offers excellent versatility, currently used as a family room. The principal living room is beautifully styled, featuring elegant, panelled walls and a striking media wall with inset flame-effect fire, TV recess and bespoke display shelving with storage below.

To the rear, the home unfolds into an exceptional open-plan kitchen, dining and living space-the true heart of the property. Designed for modern family life, three distinct areas flow effortlessly together, with wide bi-fold doors blurring the boundary between indoors and out. The contemporary high-gloss kitchen, finished in a soft grey tone, offers an abundance of storage and is complemented by attractive worktops, an inset induction hob with stainless steel extractor, integrated oven, grill, dishwasher, and fridge freezer. A central island with breakfast bar provides the perfect spot for informal dining, while the generous dining area comfortably accommodates a large family table. A dedicated seating nook allows space for an L-shaped sofa, creating a relaxed yet sociable environment.

Twin sets of bi-fold doors open onto an extensive paved patio, ideal for entertaining, complete with garden lighting and gated side access leading to the front. There is also internal access to the garage, with the rear section cleverly converted into a superb garden room or gym, featuring full-height UPVC double glazed windows and French doors opening onto the garden.

The rear garden is mainly laid to lawn, bordered by mature trees and planting, offering a high degree of privacy and a peaceful outlook.

Upstairs, an oak balustrade and part-galleried landing leads to four generous king-size bedrooms. The two front-facing rooms enjoy views towards the National Forest, while the rear bedrooms overlook the mature gardens. The principal bedroom is particularly impressive, featuring a large picture window framing woodland views, along with a dedicated dressing room fitted with hanging rails, drawers and shelving. This leads through to a contemporary en-suite shower room, complete with a large fully tiled enclosure, dual rainfall showerheads, feature mosaic tiling, vanity basin, WC and heated towel rail.

Completing the accommodation is a spacious family bathroom, fitted with a freestanding bath set against a feature tiled wall, a vanity unit with wash hand basin, WC and a fully tiled corner shower enclosure with rainfall and handheld shower fittings.

This is a superbly designed home, combining style, space and practicality, perfectly suited to modern family living.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** North West Leicestershire District Council / Tax Band D

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/30042026

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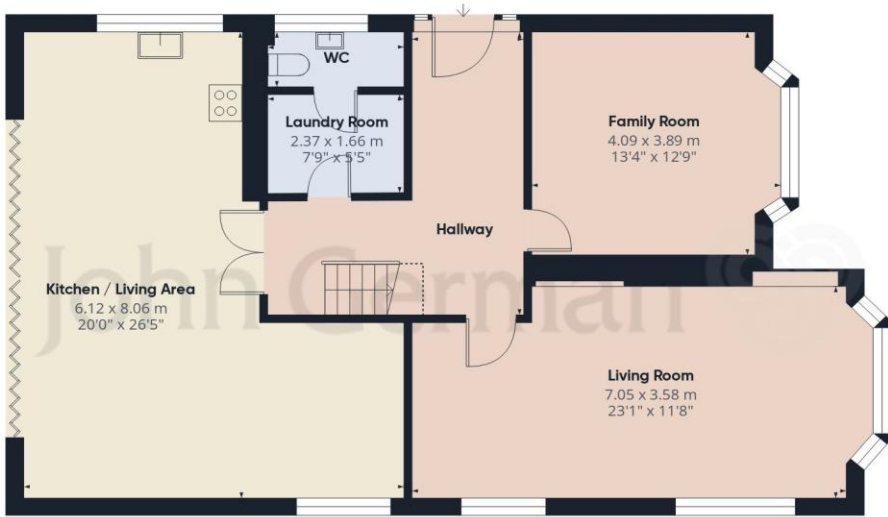




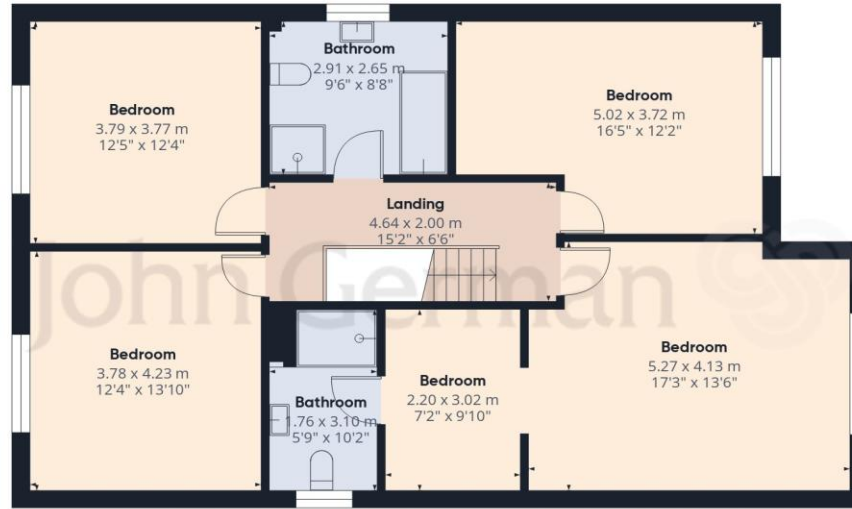








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**

232 m<sup>2</sup>

2498 ft<sup>2</sup>

**Reduced headroom**

1.2 m<sup>2</sup>

13 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

GIRAFFE360



**Agents' Notes**

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**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

John German



**John German**

63a Market Street, Ashby-De-La-Zouch, Leicestershire, LE65 1AH

01530 412824

ashbysales@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
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