


FOR SALE

£179,950 Freehold



**31 Norris Hill, Moira,
Swadlincote, Leicestershire.
DE12 6ER**

Thringstone
20-22, Main Street, Thringstone, Coalville, LE67 8NA

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ABOUT THE PROPERTY

RECENTLY REFURBISHED & OFFERED WITH NO CHAIN and ideal for those seeking their first home or village life with countryside views to the rear, a semi detached family home. The property ideally placed for village amenities and Ashby De La Zouch, together with The National Forest. With ample off street parking and outbuildings suitable for conversion/adaption if required and briefly comprises of; entrance hall; sitting room; dining room; kitchen; ground floor WC and side passageway. On the first floor there are three bedrooms including two double bedrooms and family bathroom/WC

FEATURES

- RECENTLY REFURBISHED
- NO CHAIN
- Three bedrooms
- Two Reception Rooms
- Outbuildings suitable for conversion
- Refitted kitchen and bathrooms
- Open aspect to rear
- Ample off road parking
- Close to local amenities & The National Forest



The Accommodation

Moira - Moira village lies approximately two and a half miles west of Ashby de la Zouch, a popular market town offering a range of local facilities and amenities together with road links to the A42 dual carriageway and East Midland conurbations. The village is home to the National Forest Visitor Centre with associated walks, bridle paths and Hicks Lodge Cycle Centre. The village boasts a local supermarket, post office, public houses, modern village hall and primary school rated 'Good'. In addition to the National Forest there is a new Youth Hostel and associated camping field, together with Moira Canal and Sarah's Wood (part of a historic visitor's centre).

Ground Floor - The property is approached via an open entrance canopy with traditional half opaque panel glazed leaded UPVC entrance door and matching side screen to the entrance hall with staircase leading to the first floor accommodation. Overlooking the front elevation is the sitting room with central fireplace having marble effect surround and hearth with timber over mantle. This room leads via arched doorway to the rear dining area with cover cornice and patio doors opening onto the rear gardens with fields beyond. Linking the entrance hall and dining room is the kitchen fitted with a range of Shaker style cream units below worktops having inset hob and oven together with built in floor to ceiling pantry cupboard below stairs. A UPVC double glazed door leads then into the side lobby where there is WC. There is a side passageway linking the outbuildings to the main dwelling.

First Floor - From the entrance hall the staircase rises to the first floor landing with windows overlooking the side elevation and with built in floor to ceiling storage cupboard. The Principle bedroom overlooks the front elevation with built in floor to ceiling wardrobes whilst the Guest bedroom overlooks the rear elevation and enjoys countryside views. The third and final bedroom is located on the front elevation with the benefit of built in storage cupboards. Finally, completing the first floor accommodation is the family bathroom, located on the rear elevation with an electric shower over the panel bath.

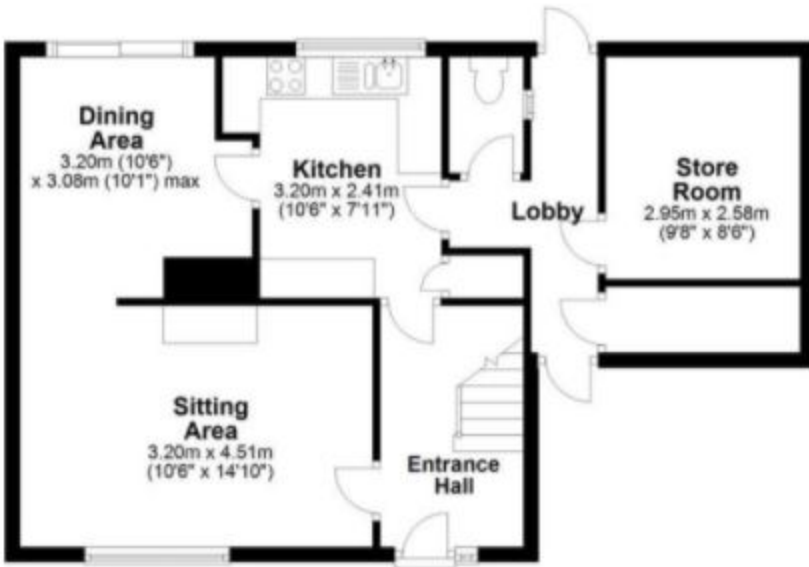
Outside - The property has ample parking for several vehicles with a block brick framed tarmac driveway and hard standing.

The property enjoys brick outbuildings to the side of the property which would ideally convert/adapt to provide garage facilities if required (subject to appropriate consents and approvals), which in turn lead to the rear gardens. The rear gardens are of a particular feature of the property benefiting from shaped lawns with a generous paved patio and mature



FLOORPLAN

Ground Floor



First Floor



EPC

