



31A Ashby Road
Moir, Derbyshire DE12 6DJ
£249,000

lizmilsom
properties 

31A Ashby Road, Moira, Derbyshire DE12 6DJ

NEW YEAR, NEW HOME *** PART EXCHANGE CONSIDERED - Ask for details *** AN INDIVIDUALLY DESIGNED, BRAND NEW FAMILY HOME offering FOUR BEDROOMS, LUXURY BATHROOM incl shower , Lounge, Ideal for cosy winter days is the FEATURE OPEN PLAN KITCHEN DINER WITH LOG BURNER, MUST BE VIEWED TO BE APPRECIATED. IDEAL utility/WC, extensive parking, lawned gardens, **NO UPWARD CHAIN** call the AWARD WINNING AGENT, LIZ MILSOM PROPERTIES on 01283 219336

- Superbly Fitted DETACHED Family Home
- Part-Exchange Considered
- Bespoke Open Plan Kitchen/Diner
- Utility/Cloaks, Separate Lounge
- Four Great Sized Bedrooms
- Family Bathroom
- Off Road Parking & Rear Garden
- NO UPWARD CHAIN
- Call the Award Winning Agent Today on 01283 219336
- NOT TO BE MISSED



Location

Moirra is a small village about three miles away from the market town of Ashby-de-la-Zouch. The property is situated within the National Forest which is easily accessible and providing many pleasant walks for visitors and local residents. The heart of the forest are the Conkers Visitors Centre and Moirra Furnace which offer woodland walks and is a useful source of information on the local flora and fauna, and past history of the area.

Entrance Hallway

The contemporary PVCu double glazed entrance door leads directly into the light and airy Reception Hallway with feature tiled flooring, radiator, useful understairs storage cupboard - doors off to all ground floor accommodation and useful under stairs storage cupboard.

Utility/Downstairs Cloaks

Having opaque PVCu double glazed window to the front elevation, a white two piece suite comprising of low level WC and wash hand basin. There are a range of base and wall mounted units, stainless sink with mixer tap over, rolled edge work surface area, centre light point, radiator and plumbing for an automatic washing machine.

Lounge

12'9 x 12'0 (3.89m x 3.66m)

The Lounge is situated overlooking the front elevation with PVCu double glazed window, radiator, centre light point and carpet to flooring.

Superb Open Plan Kitchen/Diner

22'6 x 15'7 (6.86m x 4.75m)

To the Dining Area there is a set of PVCu double glazed French doors overlooking the rear elevation, complimentary feature tiled flooring, brick-built fireplace with inset log burner, centre light point and radiator.

The newly fitted Kitchen is equipped with a range of wall and floor mounted units, complementary timber work surface areas over, stainless steel sink unit with mixer tap and integrated appliances - electric oven, four ring gas hob and extractor hood. There is space for a fridge freezer, the complimentary flooring flows through to the Kitchen, PVCu double glazed window overlooking the rear elevation and spot light feature lighting.

Stairs to First Floor & Landing

The dog-leg stair case leads to the first floor and landing, having access to the loft hatch, centre light point and radiator. All accommodation leads off.

Bedroom

12'0 x 11'5 (3.66m x 3.48m)

A great sized Bedroom with PVCu double glazed window overlooking the rear elevation, centre light point and radiator.

Bedroom

12'0 x 10'4 (3.66m x 3.15m)

A further Double Bedroom with PVCu double glazed window overlooking the front elevation, radiator and centre light point.

Bedroom

10'5 x 8'3 (3.18m x 2.51m)

Having PVCu double glazed window overlooking the rear elevation, centre light point and radiator.

Bedroom

10'5 x 6'10 (3.18m x 2.08m)

Having PVCu double glazed window overlooking the front elevation, centre light point and radiator.

Contemporary Fitted Family Bathroom

The newly fitted Family Bathroom comprises of PVCu opaque double glazed window to the side elevation, white three piece suite of bath with shower over and a glazed folding shower screen, low level WC, vanity unit with inset wash hand basin, tiling to floors and complimentary part tiling to walls, ladder style radiator and centre light point.

OUTSIDE

The property is set well back from the road behind a paved private driveway which provides ample off road parking. The side wooden gate provides access to the rear garden which consists of fenced panelled boundaries a small feature wall separates the lawned and patio areas.

****Please note - This property occupies a shared driveway and responsibility with the neighbouring property.**

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Disclaimer

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Measurements

Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.

Services

Water, mains gas and electricity are connected. The services, systems and appliances listed in this specification have not been tested by Liz Milsom Properties Ltd and no guarantee as to their operating ability or their efficiency can be given.

Tenure

Freehold - with vacant possession on completion. Liz Milsom Properties Limited recommend that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.



Ground Floor

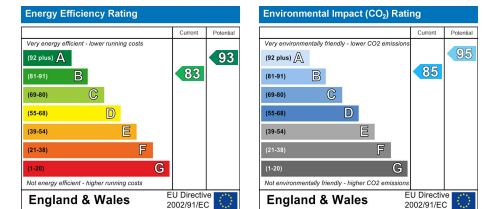


First Floor



Directions

The property is best approached by travelling out of Ashby de la Zouch into Market Street, and into Kilwardby Street, continue along through the village of Shellbrook, proceed for a mile or so to the Daybell roundabout and continue straight ahead passing over the bridge. The property is then situated on the right hand side set back from the road, clearly denoted by our distinctive red for sale board.



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COUNCIL TAX

Band: D

The vendor informs us that the property is Freehold, however we have not inspected the title deeds. We would advise you consult your own solicitor to verify the tenure.



THE TEAM

Liz and her team, who are dedicated and strive to provide you with excellent service.... And REMEMBER we are only a phone call or click away.

GENERAL INFORMATION

NOTE: Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance to view the property.

MONEY LAUNDERING

All Estate Agents are required by Law to check the identification of all Purchasers prior to instructing solicitors on an agreed sale and for all Sellers prior to commencing marketing a property. Suitable forms of ID include new style Drivers Licence and signed Passport.

THE NATIONAL ASSOCIATION OF ESTATE AGENTS (NAEA)/THE PROPERTY OMBUDSMAN SCHEME

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