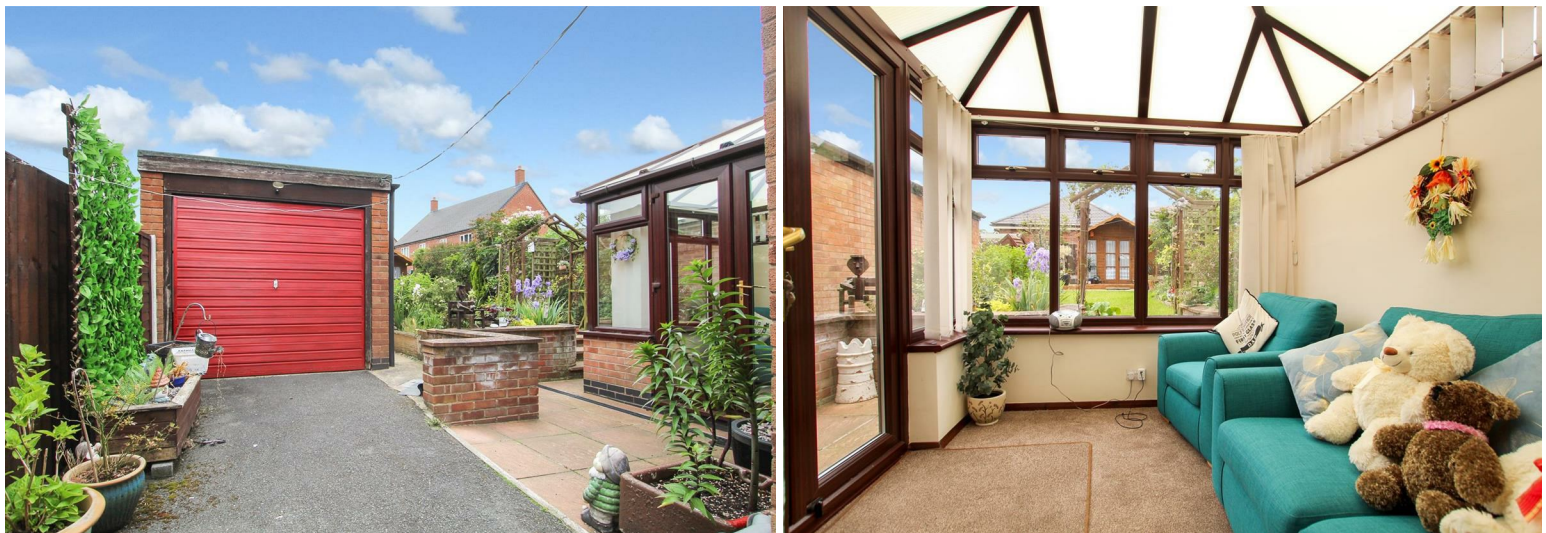




## Rawdon Road

Moira

Offers Over £280,000

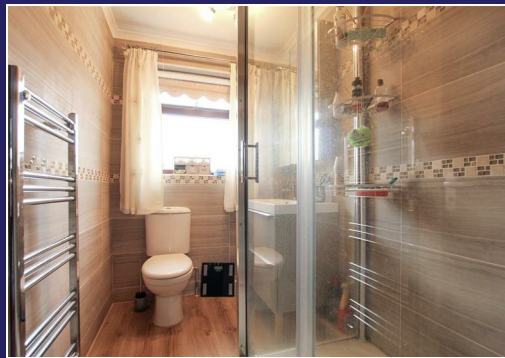




# Rawdon Road

Moira

Offers Over £280,000



**Tenure**  
Freehold

## External and Approach

This property is set back from the road with a tarmac driveway allowing parking of two vehicles and an attractive pebbled front garden. There is a wrought iron fence to the edge of the driveway separating the path to the Property.

Heading down the side of the house is a wooden gate allowing access to the extended drive leading up to the detached garage and private garden which is easterly facing.

## Front Porch

The main access into this property is through a composite door with glass panel into a private entrance hall, which is carpeted and has a radiator and light. There is also a shoe cupboard and space for hanging your coats.

## Living Room

15'7" x 13'7" (4.77 x 4.16)

You enter the living room via a separate door leading from the porch and there is also access from the kitchen.

The living room is carpeted with the same flooring as in the porch which is wallpapered in neutral tones and an olive green feature wall on the chimney breast. There is a beautiful decorative electric fireplace with mahogany mantle piece, granite hearth and traditional tiling. This room also benefits from a large bay window looking out over the driveway.

## Kitchen

15'7" x 11'3" (4.77 x 3.44)

This is a very large kitchen, located to the rear of the property with side access from the driveway into a small porch area with additional storage under the stairs.

This room has brown tiled flooring and is decorated in a soft peach with tiles to the wall that complement the flooring. Well made kitchen with wooden doors and granite effect worktops. There is space for an undercounter fridge, washing machine and includes two radiators and a window looking out over the garden. The Valant Combi boiler is housed in the kitchen inside a cupboard..

## Conservatory

8'6" x 9'10" (2.6 x 3)

Located to the rear of the property. This is a well made conservatory with glass to 3 sides and a brick and plastered wall. This room has been decorated in Magnolia with fitted blinds along with a brown carpet. With views over the beautiful garden and driveway. Access into this room from the kitchen is via two patio doors and there are further two patio doors leading outside

## Stairs and Landing

With the red carpet leading from the living room up the stairs. This is a bright landing with a large window at the top. There is a wooden handrail along with cream wallpapered walls up the stairs which leads on to the landing, which is decorated with Magnolia and a duck egg blue floral feature wall

## Shower Room

5'0" x 8'4" (1.53 x 2.55)

This is a modern, recently remodelled shower room with a freestanding dual flush pedestal WC, a large sink with vanity unit built-in and chrome mixer tap. There is a large mirrored cupboard and a freestanding double shower cubicle which is electric and has two showerheads. The flooring in this shower room is wood effect laminate, there is a large window fitted with privacy glass and a blind looking out over the rear of the property. This room has been fully tiled with grey wall tiles to the ceiling and fetching border tiles. Lighting in here is via a studio light and a spotlight over the shower. There is also a chrome towel rail.

## Bedroom One

10'7" x 11'3" (3.23 x 3.44)

Located to the rear of the property. This room looks out over the private garden and has built-in storage sitting over the stairs. Tastefully decorated in soft dusky pink with fitted blinds on the window and a wallpapered feature wall. The carpet in here is a soft mocha .

Tel: 01530 271313

### Bedroom Two

10'7" x 12'2" (3.23 x 3.71)

Located at the front of the property. This is a comfortable double bedroom with built-in wardrobes, fitted blinds and access into the loft. This room has been decorated in a soft peach with a wallpapered featured wall along with the same mocha carpets as the other bedrooms.

### Bedroom Three

7'9" x 9'1" (2.37 x 2.79)

Located at the front of the property. This is the smallest bedroom currently with a single bed but has previously housed a double. This room has the same mocha carpets as the other bedrooms, with soft duck, egg blue feature wall, along with white walls and fitted blinds.

### Local Authority and Council Tax Band

NWLDC

Band C

### Post Code for Sat Navs

DE12 6DQ

### Out of Office Contract Arrangements

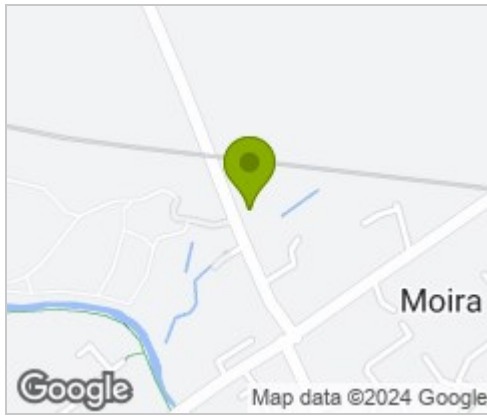
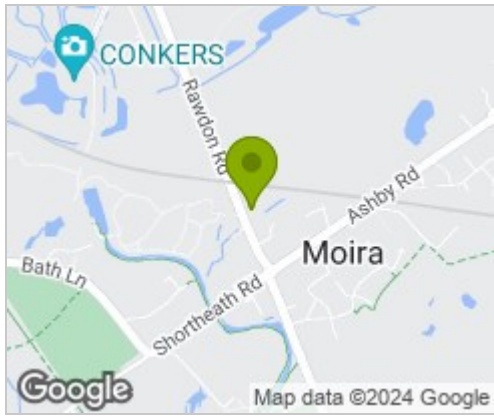
You can email us via our website, or you can 'Live Chat' via our website 24/7

### Property to Sell?

We are happy to provide a free valuation and explain how we combine our personal service with the use of the latest technology to achieve impressive and satisfying results for our customers.

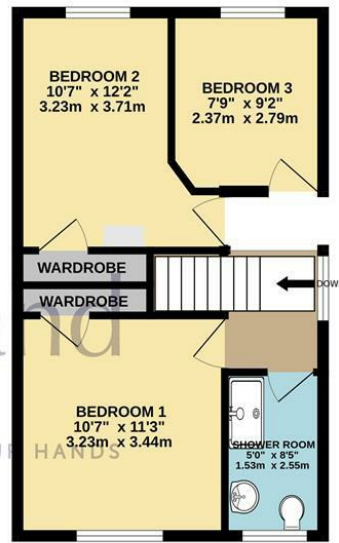
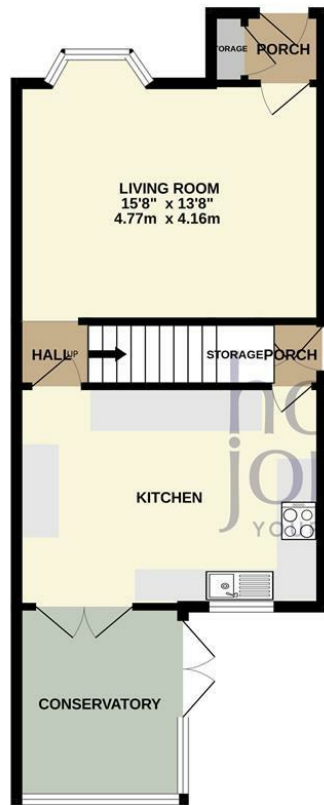






GROUND FLOOR  
529 sq.ft. (49.2 sq.m.) approx.

1ST FLOOR  
404 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA: 933 sq.ft. (86.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Council Tax band: C. Tenure: Freehold**

## Viewing

Please contact our Howland Jones Office on 01530 271313 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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