

Cadley Cauldwell

Estate Agents Limited



The Property
Ombudsman



19 High Street, Swadlincote, DE11 8JE
Tel: 01283 217251

Shortheath Road, Moira, DE12

Must be seen £650,000



Cadley Cauldwell are pleased to bring to the market this stunning bespoke FIVE bedroomed cottage located in the sought after area of Moira, close to local amenities and schools. Immaculately presented throughout, Private parking and two double garages, lounge, sitting room, dining room, kitchen, utility area, shower room, games room, office/study, indoor swimming pool, master bedroom with en-suite bathroom, family bathroom, cellar and large enclosed landscaped rear garden; with potential for further development or to run a business from.

Cadley Cauldwell to arrange your viewing on 01283 217251.

Immaculately presented FIVE bedroomed cottage

Indoor Swimming pool

Private parking & two garages

Fully fitted kitchen & utility area

AN extensive rear garden

EPC Rating: D

Shortheath Road, Moira, DE12

Directions

From Sainsbury's island head south onto Civic Way towards West Street, Take your first left onto West street then your third right onto Alexander Road, keep following that road until you come to Hastings Road on your left, then take a right onto Coppice Side, at the island take the second exit onto Bridge Street, Carry onto Main Street then continue onto Mushroom Lane and then onto Reservoir Hill and onto Rawdon Road, at the island take the third exit onto Shortheath Road, you will located the stunning property on your right clearly displaying one of our "for sale" boards. SAT NAV USERS POSTCODE: DE12 6LA

IMPORTANT INFORMATION

MORTGAGE ADVICE AVAILABLE.

Entrance

Enter via the UPVC panelled door. Wood effect laminate floor. Door leading into the inner hallway.

Inner Hallway

Wood effect laminate floor. Two windows to the rear. Stairs leading to the first floor. Doors leading of to the sitting room, lounge, cellar, kitchen and the rear of the property.

Sitting Room

19'1" x 18'6" (5.82m x 5.64m)

Spacious entertaining room. Feature fireplace housing a suitable real fire with cast iron inlay, granite hearth and wooden surround. Feature fully functioning bar with an array of wall and base units. Worktop with hand pull. Spaces for freestanding fridge/freezers. Radiator. Wiring for surround sound system. Window to the front. French patio doors to the rear leading out to the paved seating area.

Lounge

27'5" x 12'7" (8.36m x 3.84m)

Spacious living area. Feature fireplace which houses an electric fire with cast iron inlay. Granite hearth and wooden surround. Wiring for surround sound. Two radiators. Wood effect laminate flooring. Two windows to the front.

Breakfast Kitchen

16'1" x 16'0" (4.90m x 4.88m)

An array of wall and base units. Laminate roll top worktop. Island storage unit. Stainless steel 1.5 bowl sink with mixer tap and drainer. Large five ring "Rangemaster" style hob with extractor fan. Integral dishwasher. Space for freestanding fridge/freezer. Radiator. Tiled flooring. Window to the side. Archway leading into the dining room. Door leading to the utility room.

Dining Room

25'7" x 11'8" (7.80m x 3.56m)

Fantastic family dining room with space for a large long table. Wiring for surround system. Radiator. Solid wood flooring. Windows to the front and side. Radiator. Tiled flooring. French doors leading out to the small private courtyard area.

Utility Room

9'4" x 9'3" (2.84m x 2.82m)

An array of wall and base units. Laminate roll top worktop. Stainless steel sink with mixer tap and drainer. Space for freestanding washer and dryer. Radiator. Access to the wall mounted central heating boiler. Tiled flooring. Two windows to the side. Doors leading to the downstairs shower room and games room.

Downstairs Shower Room

7'2" x 6'9" (2.18m x 2.06m)

White WC, hand basin and shower cubicle. Heated tiled flooring. Heated towel rail. Extractor fan. Opaque window to the side.

Games Room

16'4" x 15'5" (4.98m x 4.70m)

A good sized games room or potential for further office space. Wood effect laminate flooring. Radiator. Two Velux skylight windows. French doors leading to the private driveway. Door leading into the office/study.

Office/Study

17'1" x 11'1" (5.21m x 3.38m)

(With poetntial to run a business from). Currently used as an office. Radiator. French doors leading to the private driveway. Door leading into the double garage.



FIRST FLOOR

Landing

Carpet flooring. Two windows to the rear over looking the glorious rear garden. Access to the loft. Storage cupboard. Doors leading to the bedrooms and family bathroom.

Master Bedroom

25'9" x 11'7" (7.85m x 3.53m)

Huge master bedroom. Freestanding wardrobes (negotiable to purchase). Oak veneer flooring. Radiator. Two windows one to the front and one to the rear. Door to master en-suite bathroom.

En-Suite

11'2" x 7'10" (3.40m x 2.39m)

Modern fully fitted shower room. White WC and hand basin. Walk-in shower cubicle. Heated tiled flooring. Heated towel rail. Extractor fan. Opaque window to the rear.

Bedroom Two

12'6" x 11'8" (3.81m x 3.56m)

Double bedroom. Radiator. Wood effect laminate flooring. Freestanding wardrobes (Negotiable to purchase). Window to the rear.

Bedroom Three

13'0" x 11'7" (3.96m x 3.53m)

Double bedroom. Radiator. Wood effect laminate flooring. Window to the front.

Bedroom Four

13'3" x 12'7" (4.04m x 3.84m)

Double bedroom. Radiator. Wood effect laminate flooring. Window to the front.

Bedroom Five

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

Double Bedroom. Radiator. Wood effect laminate flooring. Window to the front.

Family Bathroom

12'11" x 7'6" (3.94m x 2.29m)

Modern fully fitted bathroom. White WC, sunken Jacuzzi spa bath. Walk-in double shower cubicle. Solid glass hand basin. Retractable shower attachment over the bath. Heated towel rail. Heated tiled flooring. Shaver point. Extractor fan. Opaque window to the side.

To The Rear

This property sits on a magnificent plot. Access via the double electric gates. Potential for further development. PRIVATE PARKING: Block paved parking area for several vehicles. with access to the two double garages. LARGE DECKED AREA: Fantastic timber decked seating/dining area. Two tiered landscaped rear garden. Private enclosed. Lawned area with various bedding plants and shrubs.

Indoor Swimming Pool

30'1" x 16'9" (9.17m x 5.11m)

(As an extension to the original building). Freestanding indoor swimming pool. Retractable wall mounted pool cover. Changing rooms. The swimming pool can easily be removed to create a workshop space. Radiator. Door to the double garages.

Two Double Garages

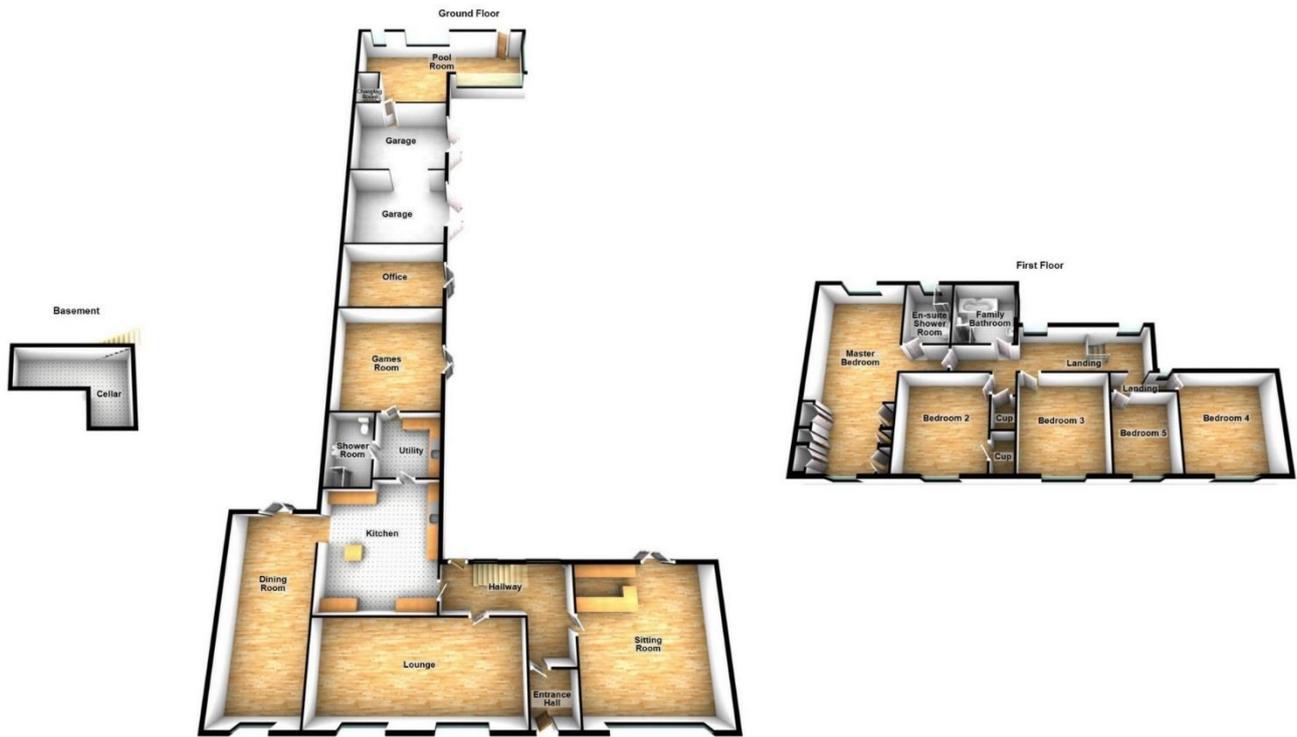
28'5" x 15'9" (8.66m x 4.80m)

Two double garages with two wooden doors opening out onto the private driveway. Power and lighting. Dividing wall with archway into other garage space.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



Please note: these are not to scale. For display purposes only.
Plan produced using PlanIt3D.

Viewing by appointment only with
Cadley Cauldwell, 19, High Street, Swadlincote, DE11 8JE

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CADLEY CAULDWELL NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.