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**2 De Ruthyn Close
Swadlincote, DE12 6ED
£380,000**

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**** LIZ MILSOM PROPERTIES **** are delighted to bring to the market this **STUNNING 4-Bedroom Detached Family Home**, ideally situated in a quiet cul-de-sac on this popular National Forest development in Moira. Offering key-turn well-presented accommodation, the property features Reception Hallway, spacious Lounge, separate Dining Room, breakfast Kitchen, Utility, Cloaks/WC, four Bedrooms including a Principal Bedroom with En-Suite, and a Family Bathroom. Externally, there is ample **OFF ROAD PARKING**, an integral **GARAGE** and a landscaped enclosed rear garden. An internal viewing is highly recommended! EPC Rating "C"/Council Tax Band "D".

- Stunning 4-bedroom **DETACHED FAMILY HOME**
- **IMMACULATELY Presented**
- Spacious Lounge/Separate Dining Room
- Utility & Ground Floor Cloaks
- 3 Further Bedrooms & Family Bathroom
- Quiet cul-de-sac position
- Reception Hallway
- Fitted Breakfast Kitchen
- Principal Bedroom with En-suite
- Garage & **OFF ROAD PARKING**



Location

Moirá is a popular village situated approximately two and a half miles west of Ashby-de-la-Zouch, offering convenient access to local amenities and the A42 dual carriageway, with links to the East Midlands conurbations. The village is surrounded by the National Forest, with a variety of walking, bridleway and cycling routes, including Hicks Lodge Cycle Centre. Local amenities include a supermarket, post office, public houses, village hall and primary school, while nearby attractions include Moira Canal, Sarah’s Wood, the National Forest Visitor Centre and associated camping

Overview - Ground Floor

From the front elevation, the property is approached via a welcoming and well-proportioned entrance porch, which in turn leads into the main Reception Hallway. The property has been exceptionally well maintained and thoughtfully improved by the current owners, creating a stylish and comfortable home ready to move straight into.

The Reception Hallway provides access to the principal living accommodation. To the left, is the impressive and generously proportioned Lounge, offering an excellent space for both relaxed family living and entertaining. The room is light and versatile, with double doors leading through to the separate Dining Room which allows ample space for defined seating and dining area with patio doors leading out on to the rear garden and patio area.

To the rear of the property there is the well-appointed fitted Breakfast Kitchen, featuring an attractive range of wall and floor-mounted units, complemented by a selection of integrated appliances. The kitchen provides a practical and sociable space with a modern feel and has been carefully maintained throughout.

Further enhancing the ground floor is a useful separate Utility Room and a conveniently positioned ground floor WC, adding to the property’s practicality and appeal.

Overview - First Floor

The staircase rises from the Reception Hallway to a spacious first-floor landing, providing access to all four Bedrooms and the Family Bathroom. As with the rest of the property, the first-floor accommodation is immaculately presented and extremely well maintained, with each room offering a versatile and comfortable space.

The Principal Bedroom and Bedroom Two are positioned to the front of the property and are both generously proportioned double rooms with Bedroom One benefitting from the added luxury of a private three-piece modern En-suite shower room, providing an excellent principal bedroom suite.

Bedrooms Three and Four overlook the beautifully maintained rear garden and offer excellent flexibility, making ideal bedrooms for family members or guests, or equally well suited to use as a dressing room, home office or study, depending on individual requirements.

Completing the first floor is a well-appointed three-piece family bathroom, which serves the remaining Bedrooms and further enhances the practicality of this impressive family home.

Reception Hallway

13’11 x 6’5 (4.24m x 1.96m)

Spacious Lounge

16’3 x 10’6 (4.95m x 3.20m)

Separate Dining Room

10’6 x 9’10 (3.20m x 3.00m)

Well Equipped Fitted Kitchen

9’10 x 9’10 (3.00m x 3.00m)

Utility Room

6’7 x 4’11 (2.01m x 1.50m)

Ground Floor Cloaks/WC

Stairs to First Floor & Landing

Principal Bedroom

14’1 x 13’2 (4.29m x 4.01m)

Modern Ensuite Shower Room

7’3 x 7’0 (2.21m x 2.13m)

Bedroom Two

12’8 x 8’8 (3.86m x 2.64m)

Bedroom Three

10’4 x 7’0 (3.15m x 2.13m)

Bedroom Four

7’10 x 7’0 (2.39m x 2.13m)

Family Bathroom

6’11 x 6’3 (2.11m x 1.91m)

Overview - Outside Front

Externally, the property benefits from an attractive block-paved driveway providing ample OFF ROAD PARKING and leading directly to the INTEGRAL SINGLE GARAGE. The front garden has been thoughtfully landscaped to offer a low-maintenance frontage with an array of colourful planting, creating an attractive approach to the property.

The integral single GARAGE provides useful additional storage and parking space and benefits from a service door providing direct access into the Reception Hallway, offering excellent convenience for everyday use.

A secure side access gate provides a practical route through to the rear garden. The rear garden is fully enclosed and offers a pleasant, private outdoor space, ideal for relaxing, entertaining and enjoying the warmer months.

Overview - Outside Rear

Gated side access leads into the beautifully landscaped and low-maintenance rear garden, which has been thoughtfully designed to provide a private and attractive outdoor space. An established garden archway creates a charming focal point, adding character while subtly defining the different areas of the garden.

The garden offers a generous paved patio area, ideal for outdoor dining and entertaining, together with a neatly maintained lawn and well-established shrub and flower borders providing an array of colour and seasonal interest. Further features include a garden shed and greenhouse, offering excellent additional storage and space for keen gardeners. Overall, the garden is both attractive and practical, making it an ideal extension of the living accommodation.

Viewing Strictly Through Liz Milsom Properties

To view this lovely property please contact our dedicated Sales Team at LIZ MILSOM PROPERTIES.

We provide an efficient and easy selling/buying process, with the use of latest computer and internet technology combined with unrivalled local knowledge and expertise. PUT YOUR TRUST IN US, we have a proven track record of success as the TOP SELLING AGENT locally – offering straight forward honest advice with COMPETITIVE FIXED FEES.

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9.00 am – 2.00 pm Saturday

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*The Office will provide the relevant information/costings for the purposes of AML upon acceptance of any offer.

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.

Making An Offer

As part of our dedicated service to our Sellers, we ensure that all potential buyers are in a position to proceed with any offer they make and therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their mortgage for the purchase. We work closely with the Mortgage Advice Bureau who can offer Independent Financial Advice, helping you secure the best possible deal and potentially save you money. NB If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order for Liz Milsom Properties to present your offer in the best possible light to our clients.

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Measurements

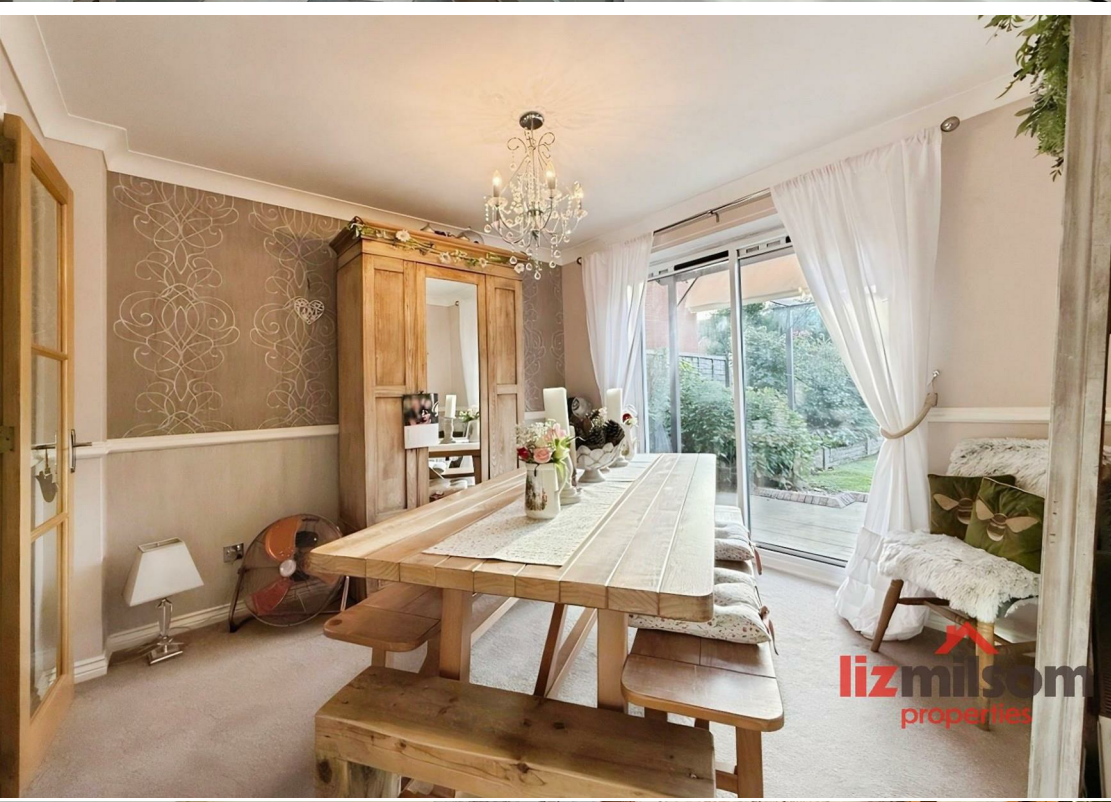
Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended 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
670 sq.ft. (62.3 sq.m.) approx.



1ST FLOOR
576 sq.ft. (53.5 sq.m.) approx.



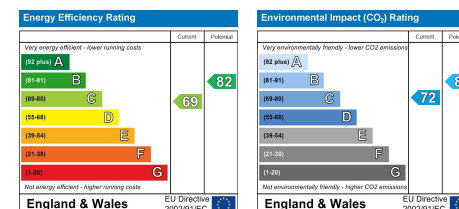
TOTAL FLOOR AREA : 1246 sq.ft. (115.8 sq.m.) approx.

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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Directions

For SatNav purposes follow DE12 6ED where the property is located on the right hand side 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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