



HOPKINS & DAINTY

ESTATE AGENTS



Orchard Close, Moira, DE12 6BY

£300,000

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL bring to the market this beautifully presented, modern home. Set in a small residential cul-de-sac, built c.2020 in this popular village location.

Offering generously proportioned living accommodation, comprising entrance hall, front lounge, impressive rear kitchen/dining room with a comprehensive range of integrated appliances and French doors opening on to the rear garden. There is also a guest WC on this floor. Upstairs, there are three bedrooms and the bathroom which is fitted with a three piece. The property has double glazing and gas central heating, side driveway parking, a good size garage and private rear garden.

If you would like to see this spacious home for yourself, feel free to let us know when you are available, by e-mail or phone. We are open 7 days a week.

Entrance Hall



Accessed via a double glazed entrance door. With a radiator, LVT flooring and door to:

Lounge 13'6" > 11'1" x 12'9" (4.13 > 3.39 x 3.89)



With two radiators, a picture rail, double glazed front window, LVT flooring and door to:

Kitchen/Diner 22'10" x 17'5" max. (6.96 x 5.32 max.)

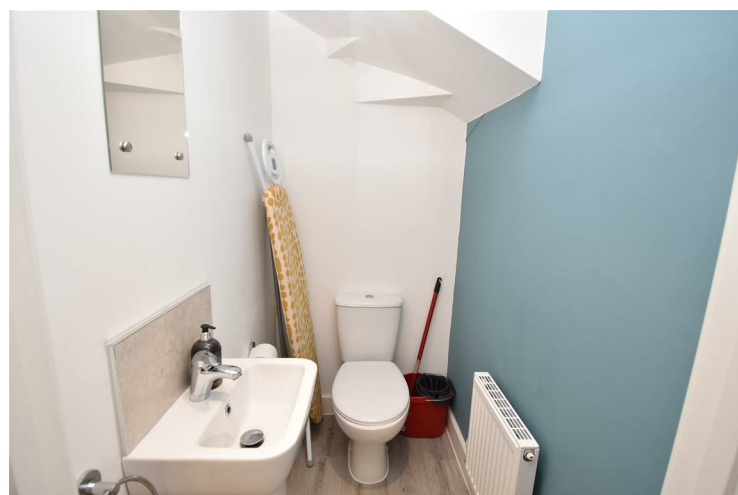


Impressive L-shaped kitchen and dining room, ideal for families and entertaining.

The kitchen area is fitted with a contemporary range of base and wall units with a breakfast bar and under unit lighting. Worktops with an inset sink and drainer, mixer tap and decorative tiled splashbacks. There is a built in electric oven, gas hob and hood; along with an integrated dishwasher, fridge and freezer. Cupboard housing the wall mounted gas boiler, space and plumbing for a washing machine, ceiling spotlights, LVT flooring, a radiator and double glazed rear window.

The dining area also has LVT flooring, a radiator, a tall double glazed side window and French doors opening onto the garden.

Guest WC



Two piece suite comprising WC and wash hand basin. With a part sloping ceiling, radiator, extractor vent, a ceiling spotlight and LVT flooring.

First Floor Landing

With a radiator, access to the loft space and doors leading off.

Master Bedroom 17'5" > 13'8" x 8'7" (5.33 > 4.17 x 2.63)



Spacious main bedroom spanning the full width of property. With two radiators, two double glazed front windows and an over stairs wardrobe.

Bedroom 2 10'2" x 9'2" max. (3.12 x 2.80 max.)



Rear double bedroom with a radiator and double glazed window.

Bedroom 3 10'6" x 6'10" max. (3.21 x 2.09 max.)



Third bedroom with LVT flooring, a radiator and double

glazed rear window.

Bathroom 10'3" x 6'0" max. (3.14 x 1.85 max.)



Three piece suite comprising bath with a shower over and screen, wash hand basin and WC. Tiled splashbacks, a heated towel rail, ceiling spotlights, extractor vent and a double glazed side window.

Front/Driveway

To the front of the property there is a border lawn garden and path to the entrance door, with a storm canopy and outside lighting. Side driveway parking with access to the garage and rear garden.

Garage 20'8" x 10'4" max. (6.30 x 3.15 max.)

With an up and over door, electric light and power connected, roof storage space and a door to the rear garden.

Rear Garden



Enclosed rear lawn and patio garden. With an outside tap and lighting, access door to the garage and a side gate and path to the front of the property.

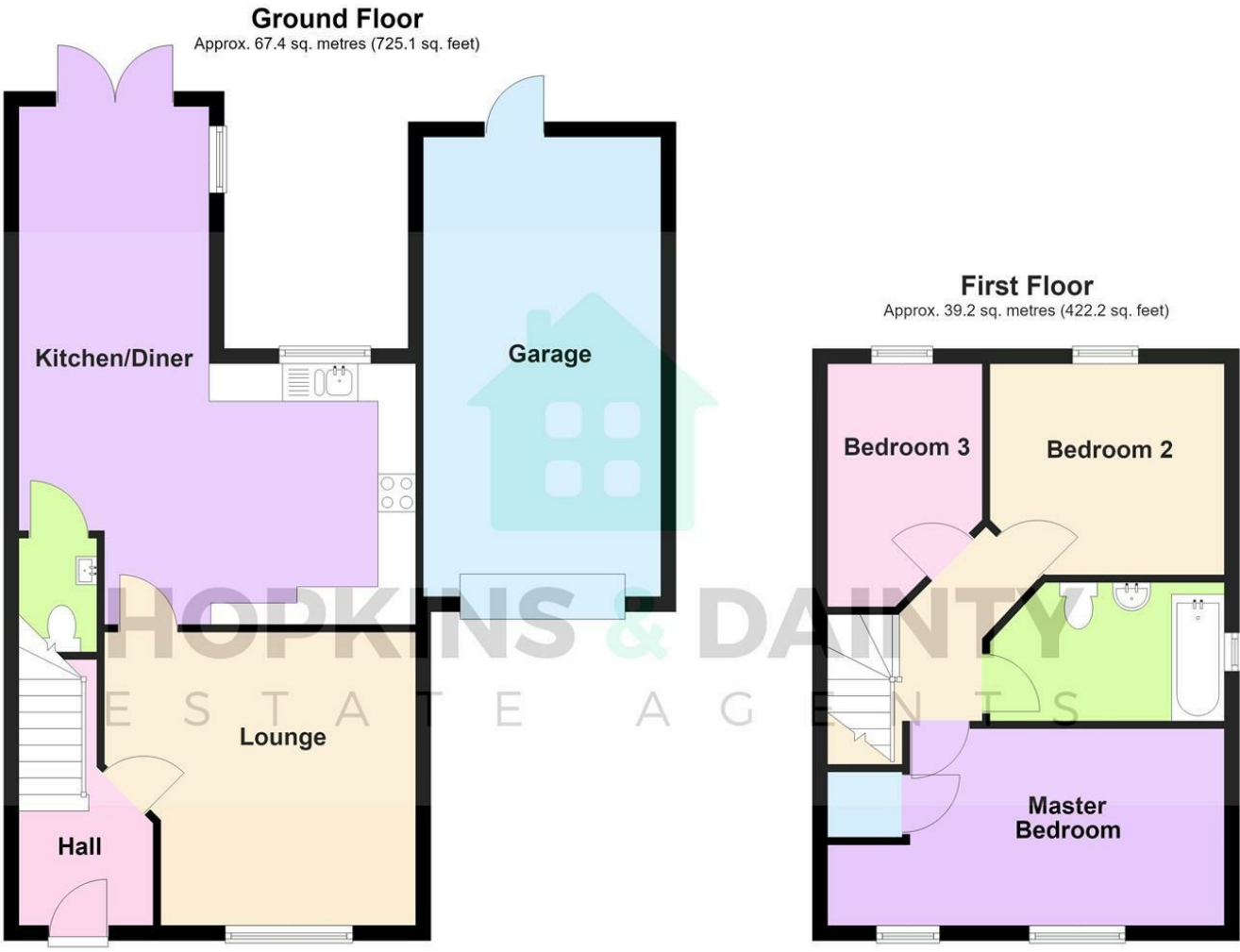
Service Charge

We understand that this property is subject to an annual estate maintenance charge in the region of £250.00 We always recommended buyers to get their legal adviser to verify these details prior to exchange of contracts.

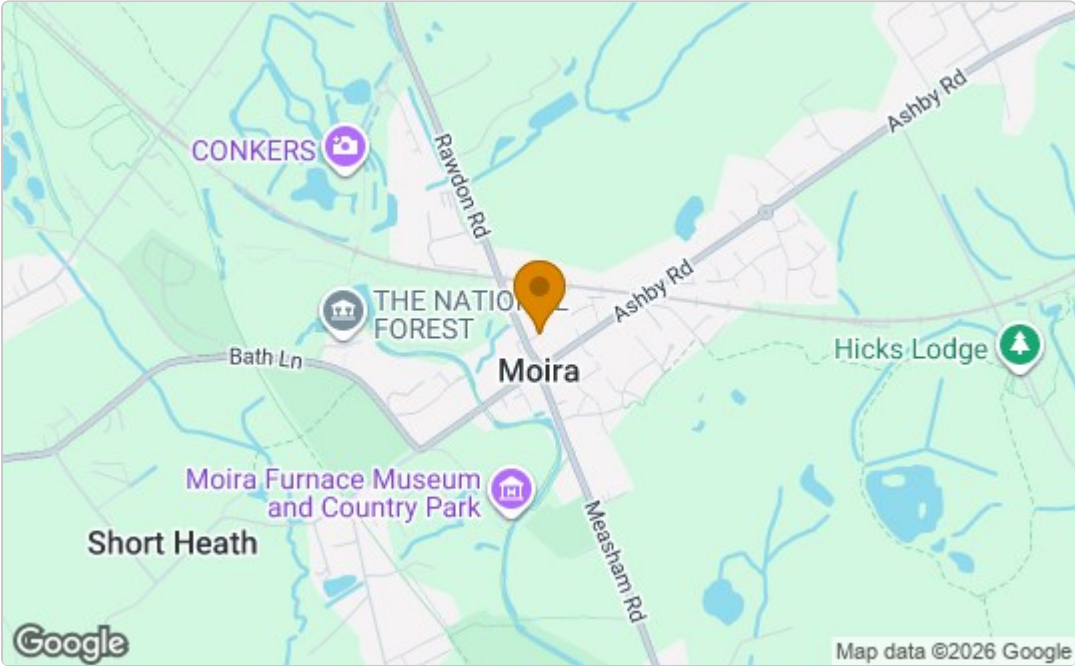
Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

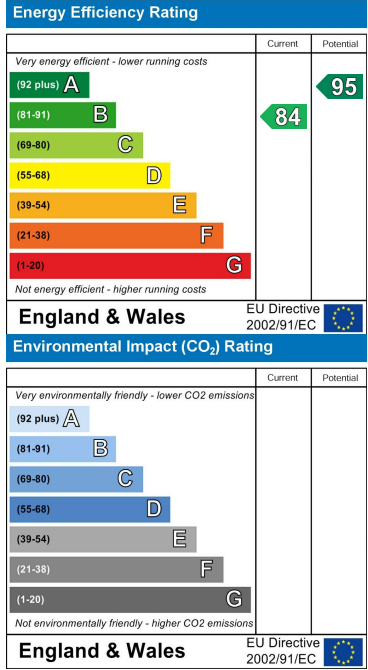
Floor Plan



Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.