



43 Moira Road

| DE12 6JB | Guide Price £290,000

ROYSTON
& LUND

- Guide Price - £290,000 to £300,000
- Living room featuring a characterful fireplace with log burner
- Two generously sized double bedrooms
- Situated within the heart of the National Forest
- Council Tac C
- Three-bedroom semi-detached cottage
- Well Fitted Kitchen
- Exceptional Views to the Front
- EPC D
- Freehold





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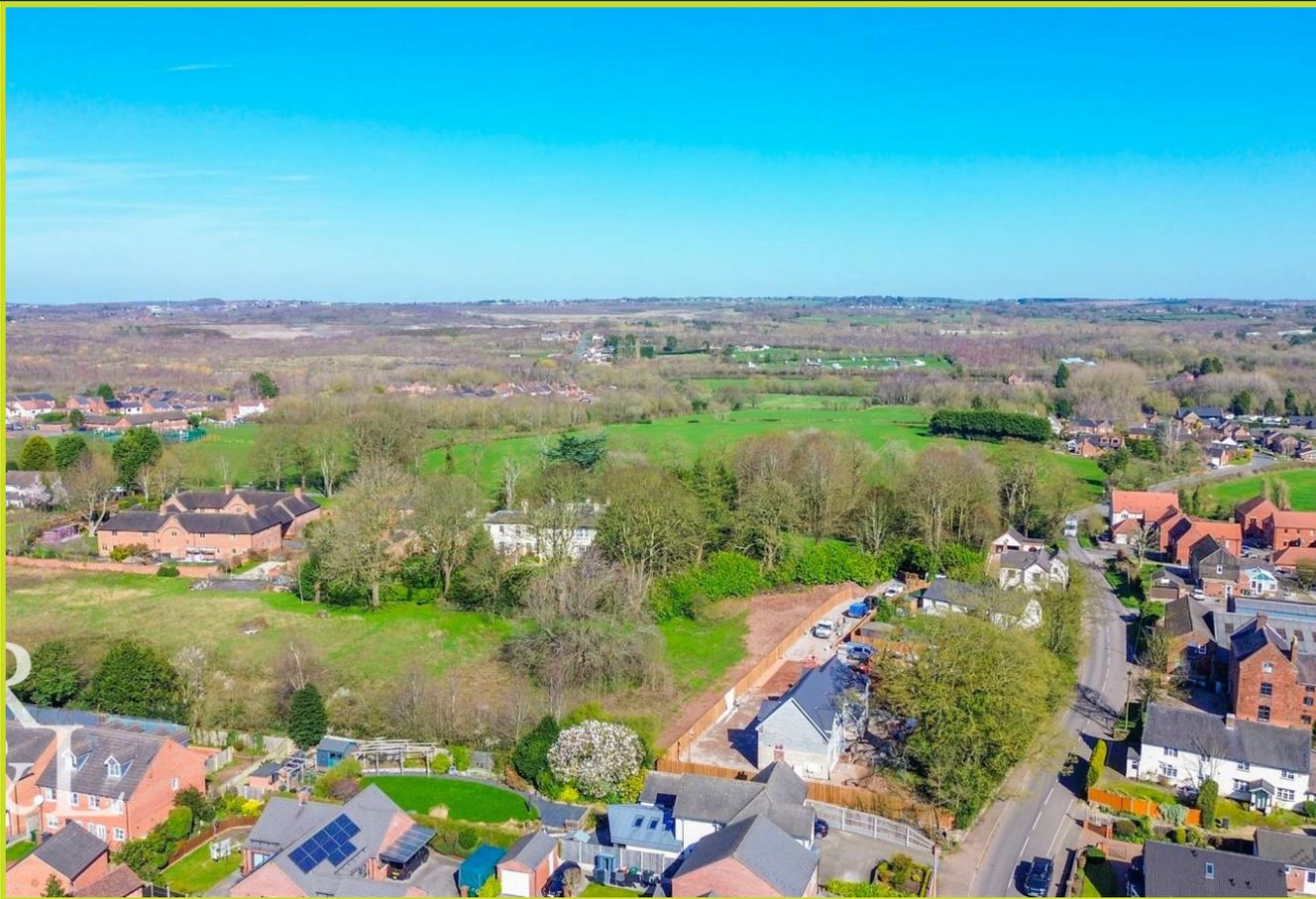
Situated within the heart of the National Forest, this charming three-bedroom semi-detached cottage enjoys stunning countryside views and is presented in beautiful condition throughout. Full of character, the home is complemented by a delightful south-west facing garden. Scenic forest walks and local attractions are all within easy walking distance.

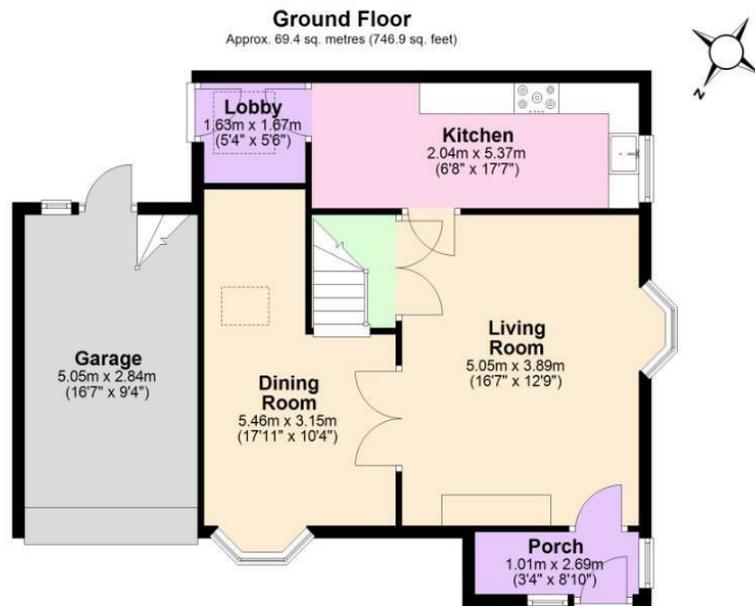
Upon entering via the porch, you are welcomed into a spacious living room featuring a characterful fireplace with log burner, exposed ceiling beams, and a bay window that fills the space with natural light. Double doors lead through to the dining room/snug area, which continues the cottage charm with its own beams and bay window, creating an ideal space for entertaining. Here you will find stairs rising to the first floor. The double doors can be opened fully to create a larger shared living space.

The kitchen is fitted with a range of wooden wall and base units, complete with a range cooker and extractor hood. A traditional butler sink sits beneath the window, with views over the garden. A rear lobby provides convenient access to the outside space.

Upstairs, the property offers two generously sized double bedrooms and a well-proportioned single bedroom, all presented to a high standard. A modern family bathroom completes the accommodation.

Externally, the south-west facing garden is mainly laid to lawn with a patio area, ideal for outdoor dining. The driveway provides off-road parking for at least 3 cars and leads to a garage, which benefits from an additional loft-style space above. The front of the property is not overlooked and boasts exceptional views of surrounding greenery and foliage.





Total area: approx. 128.9 sq. metres (1387.0 sq. feet)

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) 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 & Wales		EU Directive 2002/91/EC	

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