



8 Ashfield Drive

Moirā | DE12 6HQ | Offers In The Region Of £190,000

ROYSTON
& LUND

- Offers in the Region of £190,000
- No Upward Chain
- Ample Size Living Room
- Low Maintenance Garden
- Freehold
- Two Bedroom
- Semi-Detached Bungalow
- North-Facing Garden / Detached Garage
- Long Front Garden with Plenty of Off-Road Parking
- EPC Rating - D / Council Tax Band - B





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This two-bedroom semi-detached bungalow offers comfortable single-level living with a practical layout throughout. Entering through the porch and entrance hall, you're welcomed into the kitchen, complete with a fridge, hob and oven, as well as convenient side access to the exterior.

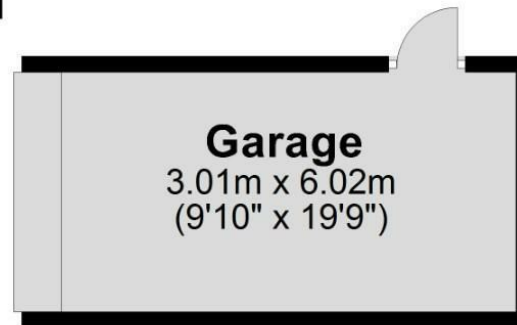
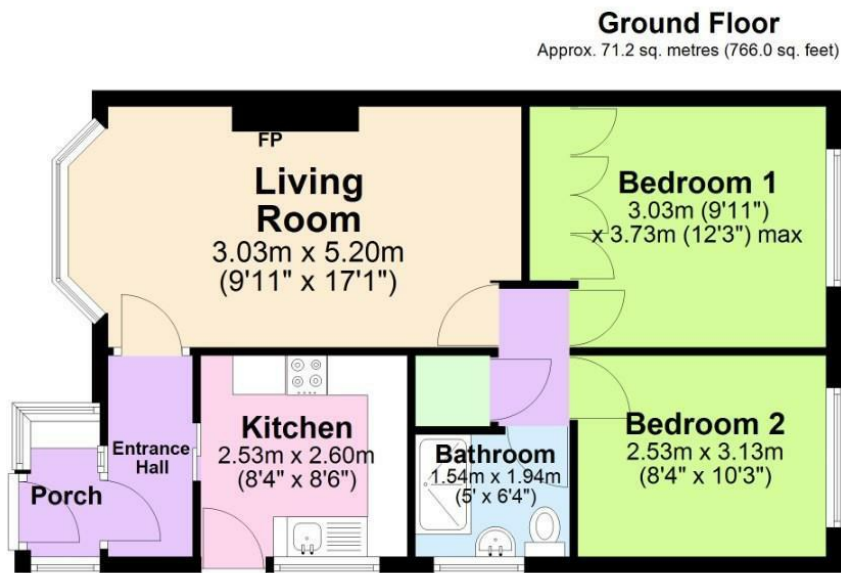
The living room is generously sized, featuring an electric fireplace and a charming bay window that fills the space with natural light. Both double bedrooms are positioned at the rear of the property; the larger of the two benefits from integrated wardrobes for added storage. The bathroom is fitted with a shower-over-bath, wash basin, toilet and cabinets.

Outside, the rear garden combines slabbed, lawned areas, and surround plants.. A detached garage sits to the rear, adding extra privacy and practical storage options. To the front, a long garden with established lawn and shrubs accompanies a lengthy driveway, providing ample off-road parking.

The area around this property offers convenient village amenities. Moira Primary School is only a short walk away, with Ivanhoe School about two miles for secondary education. Residents benefit from access to green spaces such as Moira Furnace and its nature reserve, with canal-side walks ideal for leisure.

The location is well connected by public transport, with nearby bus stops and Burton-on-Trent railway station around 6–7 miles away. It also has good main road links, making travel by car straightforward to Swadlincote, Burton-on-Trent, and surrounding areas.





Total area: approx. 71.2 sq. metres (766.0 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	80

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) 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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