

SUPERIOR HOMES

ROYSTON  
& LUND



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# 3 Oakland Drive

Moira | DE12 6AD

Guide Price £650,000

\*\*\*Guide Price £650,000 - £660,000

Situated in the sought-after village of Moira, this impressive five-bedroom detached family home offers generous and versatile accommodation, ideal for modern family living. This property enjoys a peaceful setting surrounded by attractive countryside, including the nearby Moira Furnace and Hicks Lodge - National Forest, offering scenic walking and cycling routes.

The ground floor comprises a welcoming entrance hall, a spacious living room, a separate study perfect for home working, a ground floor WC, utility room, and an excellent open-plan kitchen/breakfast room which forms the heart of the home, providing ample space for both everyday family life and entertaining.

A standout feature is the partially converted garage, which benefits from underfloor heating and offers a flexible additional reception space, gym, playroom or home office, whilst still retaining a useful single garage storage area.

Across the upper floors are five well-proportioned bedrooms, including a superb principal bedroom suite occupying the second floor with its own en-suite shower room. A further en-suite bedroom and a family bathroom ensure ample facilities for growing families and visiting guests.

Externally, the property enjoys a driveway providing off-road parking for multiple vehicles. To the rear, the enclosed garden features a patio seating area and a range of established plants, creating an attractive and private outdoor space for relaxation and entertaining.

Combining spacious accommodation, versatile living areas and a desirable village location, this substantial family home presents a rare opportunity in the Moira market.

Viewing is highly recommended to appreciate the size, layout and quality of accommodation on offer.

For more information: [https://reports.sprift.com/property-report/?access\\_report\\_id=5337765](https://reports.sprift.com/property-report/?access_report_id=5337765)

Freehold





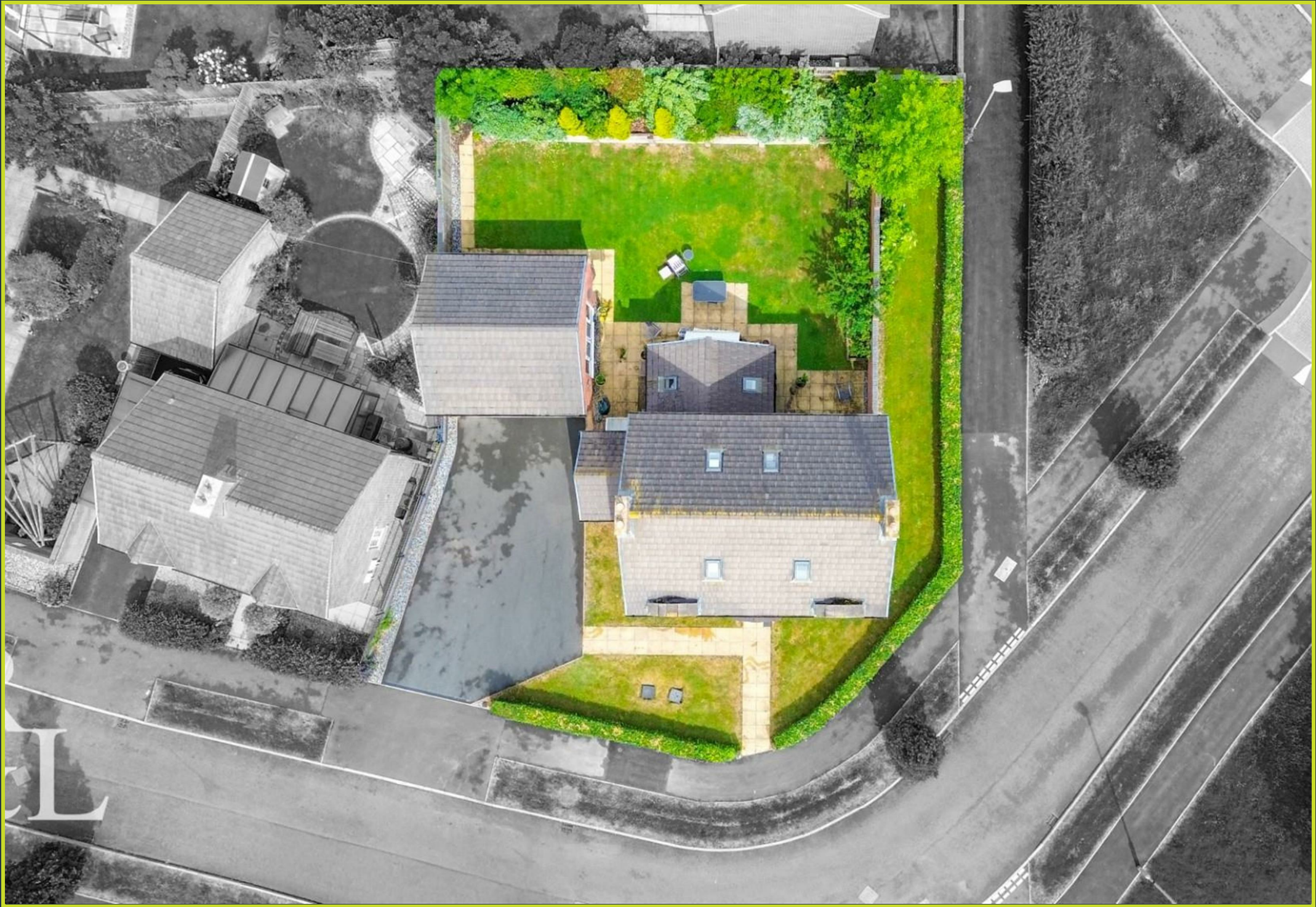
- Guide Price: £650,000 - £660,000
- Five Bedroom Family Home
- Spacious Kitchen/Breakfast Room
- Ground Floor WC, Utility & Study Room
- First Floor Bathroom
- Second Floor Principle Bedroom with En-Suite
- Spacious Driveway for Multiple Vehicles
- Garage Partly Converted to Gym with Underfloor Heating
- Council Tax: F // EPC: B
- Freehold

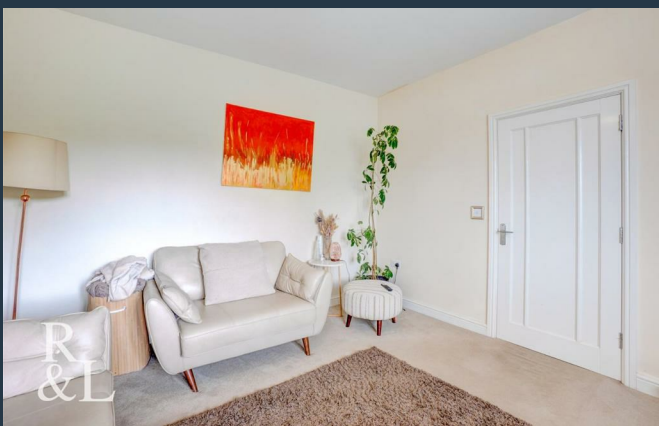




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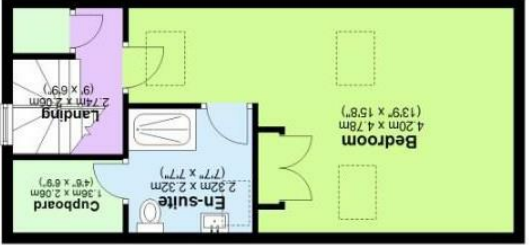
Located in the highly regarded village of Moira, this property enjoys a peaceful setting surrounded by attractive countryside and a wealth of local amenities. Moira is well known for its heritage, including the nearby Moira Furnace and the National Forest, offering scenic walking and cycling routes, family attractions and outdoor recreation opportunities. The village also benefits from a selection of local shops, cafés, pubs and everyday conveniences, creating a welcoming community atmosphere.

The property is ideally positioned for commuters, with excellent road links via the A42 and M42 providing convenient access to Burton upon Trent, Ashby-de-la-Zouch, Leicester, Derby and Birmingham. Nearby Swadlincote offers a wider range of shopping, leisure and educational facilities, while the combination of village charm, green surroundings and strong transport connections makes Moira a particularly desirable location for families, professionals and retirees alike.

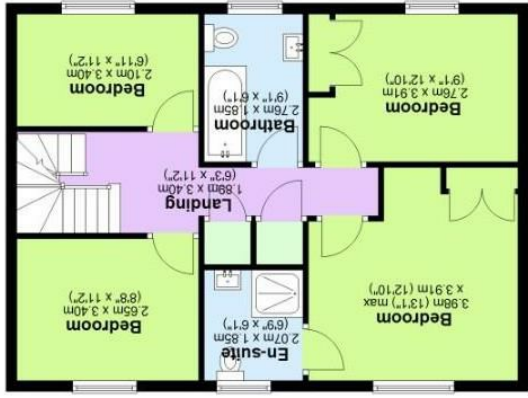
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Not energy efficient - higher running costs	Not environmentally friendly - higher CO2 emissions	(1-20)	G
(21-38)	(21-38)	F	F
(39-54)	(39-54)	E	E
(55-68)	(55-68)	D	D
(69-80)	(69-80)	C	C
(81-91)	(81-91)	B	B
(92 plus)	(92 plus)	A	A
Very energy efficient - lower running costs	Very environmentally friendly - lower CO2 emissions		
Current	Potential		
<b>Energy Efficiency Rating</b>		<b>Environmental Impact (CO<sub>2</sub>) Rating</b>	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO2 emissions	
(1-20)		G	
(21-38)		F	
(39-54)		E	
(55-68)		D	
(69-80)		C	
(81-91)		B	
(92 plus)		A	
Very energy efficient - lower running costs		Very environmentally friendly - lower CO2 emissions	
Current		Potential	

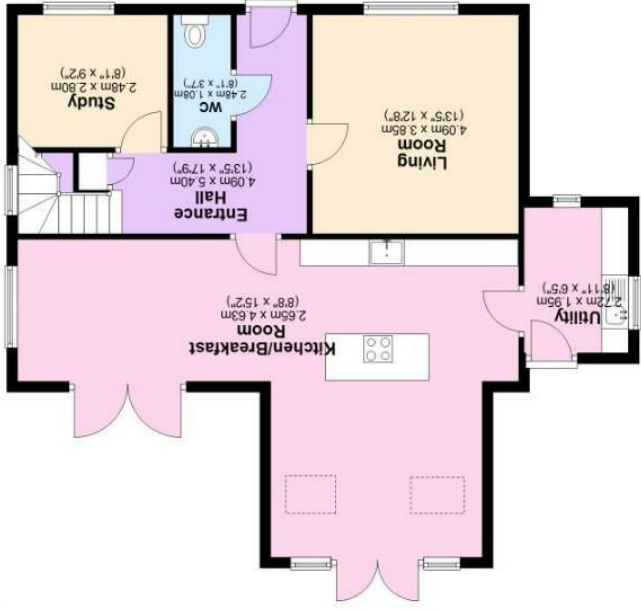
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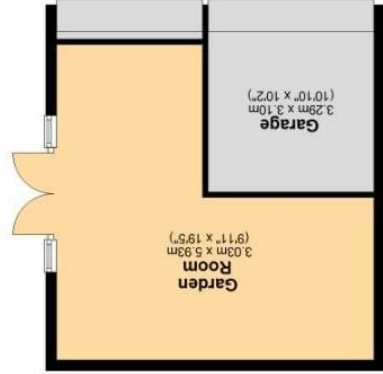
Second Floor  
Approx. 39.5 sq. metres (422.5 sq. feet)



First Floor  
Approx. 64.0 sq. metres (688 sq. feet)



Ground Floor  
Approx. 120.6 sq. metres (1298.2 sq. feet)



Total area: approx. 223.9 sq. metres (2409.6 sq. feet)

