



11 Dorset Drive

Moira | DE12 6HU | Guide Price £300,000 to £315,000

ROYSTON
& LUND

- Guide Price of £300,000 to £315,000
- Four Bedrooms
- Kitchen Breakfast Room with Utility Room
- Ideal Family Home
- EPC Rating C
- Link-Detached Home
- Two Reception Rooms
- Countryside Views
- Freehold
- Council Tax Band D





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Royston and Lund are pleased to bring to the market this four bedroom link detached home in Swadlincote that is situated towards the end of a Cul-de-Sac. The property benefits from ample off street parking and a wrap around garden with stunning views over the local countryside.



Entering into the hallway that benefits from a cloakroom, we have access into the lounge that features dual aspect windows and a fireplace. The kitchen breakfast room to the rear benefits from integrated appliances including a single oven and grill combination, microwave, fridge/freezer, gas hob, extractor fan and a separate utility room, as well as a dining room off the kitchen area.

Upstairs there are four well proportioned bedrooms and a three piece bathroom consisting of a corner bath with shower overhead, WC and wash basin. The main bedroom benefits from dual aspect windows, built in wardrobes and an en-suite shower room.



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

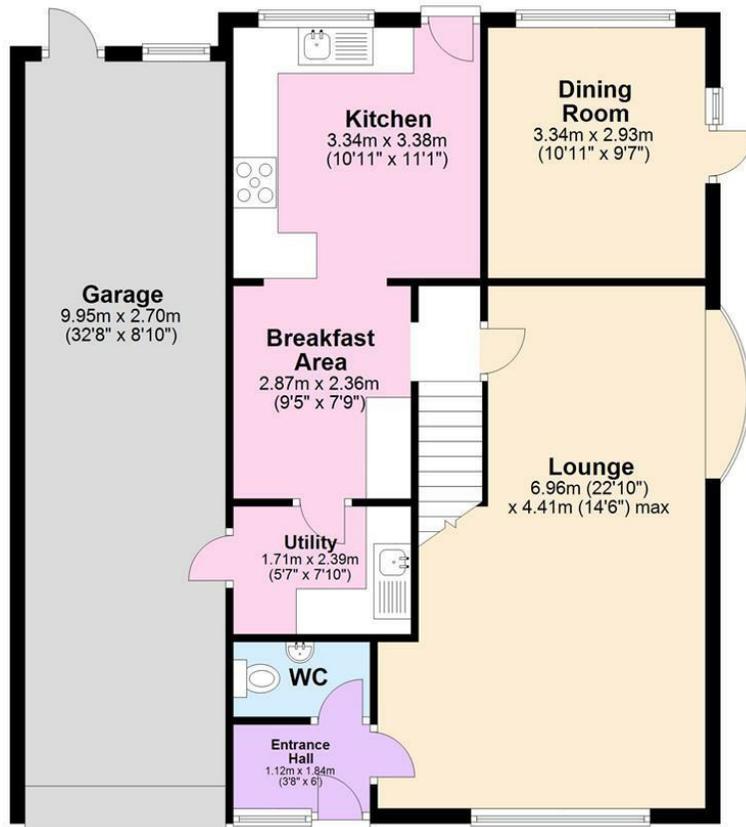
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

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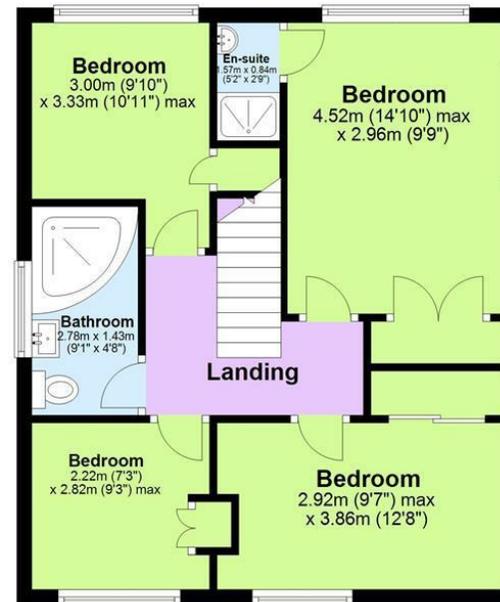
Ground Floor

Approx. 94.4 sq. metres (1015.7 sq. feet)



First Floor

Approx. 48.2 sq. metres (518.4 sq. feet)



Total area: approx. 142.5 sq. metres (1534.1 sq. feet)

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.

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