

Oakland Drive

Moira, Swadlincote, DE12 6AD

John 
German



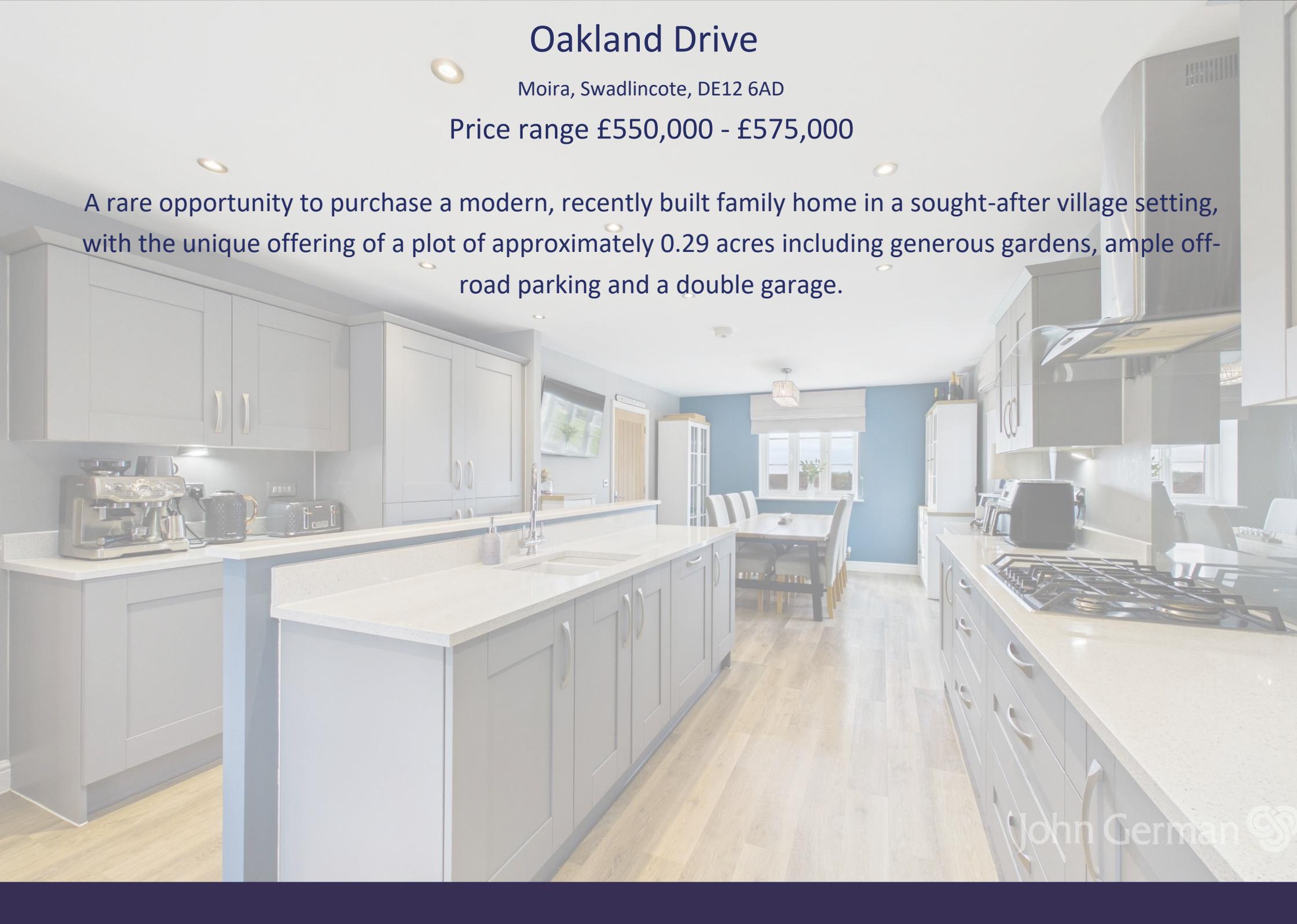


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Moira, Swadlincote, DE12 6AD

Price range £550,000 - £575,000

A rare opportunity to purchase a modern, recently built family home in a sought-after village setting, with the unique offering of a plot of approximately 0.29 acres including generous gardens, ample off-road parking and a double garage.



The property lies along a shared private drive setting and offers four large double bedrooms including a principal bedroom with en-suite, a family bathroom, a stunning 32ft open-plan living/dining/kitchen, separate utility room, and a spacious 24' x 12' family lounge. All of this plus the remainder of its NHBC warranty and an open outlook across the village football pitch - one not to be missed!

Location - Moira village lies approximately two and a half miles west of Ashby de la Zouch, a popular market town offering a range of local facilities and amenities. The village is home to the National Forest Visitor's Centre with associated walks, bridle paths and Hicks Lodge Cycle Centre. The village boasts a local supermarket, public houses, modern village hall and primary school. In addition to the National Forest there are Moira Furnace, Canal and Sarah's Wood. For those seeking leisure and education, the Conkers Discovery Centre, located nearby, provides interactive exhibits and adventure play areas suitable for families. The village is well connected to nearby transport routes, making it a convenient base for commuting while enjoying a rural lifestyle.

Step inside to an inviting entrance hall laid with elegant Amtico flooring, setting the tone for the impressive accommodation beyond. The hallway leads into an expansive contemporary family space that effortlessly combines cooking, dining and relaxation, with an additional snug offering a more intimate retreat. Bi-fold style doors frame views of the garden and draw in abundant daylight, mirrored by generous glazing to the front aspect.

The kitchen makes a bold statement with polished granite surfaces, streamlined cabinetry in soft grey tones and a comprehensive suite of integrated appliances. A substantial island unit, complete with inset sink forms the centrepiece - ideal for casual dining, entertaining or everyday family life.

A separate utility room keeps household tasks discreetly tucked away and benefits from useful storage, while a smartly presented cloakroom serves the ground floor.

Upstairs, four spacious double bedrooms provide comfortable and versatile living. The principal suite enjoys extensive fitted wardrobes and a sleek en-suite shower room. The remaining bedrooms are supported by a stylish four-piece bathroom featuring quality fittings and attractive ceramic finishes throughout.

Outside - Occupying an impressive plot of around 0.27 acres, the property enjoys excellent external space. A detached double garage is complemented by a wide driveway accommodating multiple vehicles, along with an EV charging point. There is also additional side space offering scope for further parking if required or extension, subject to PP.

The rear garden has been thoughtfully designed to create a peaceful and private setting, with a striking black granite terrace perfect for outdoor dining. A contemporary gabion wall with inset pond adds architectural interest, while a raised seating area captures late afternoon and evening sunshine.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices. There is a greenspace charge applicable for the development. Shared private drive setting.

Property construction: Standard

Parking: Drive & double garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

Coalfield or mining area: Ex mining area

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: North West Leicestershire District Council / Tax Band E

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/25022026

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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

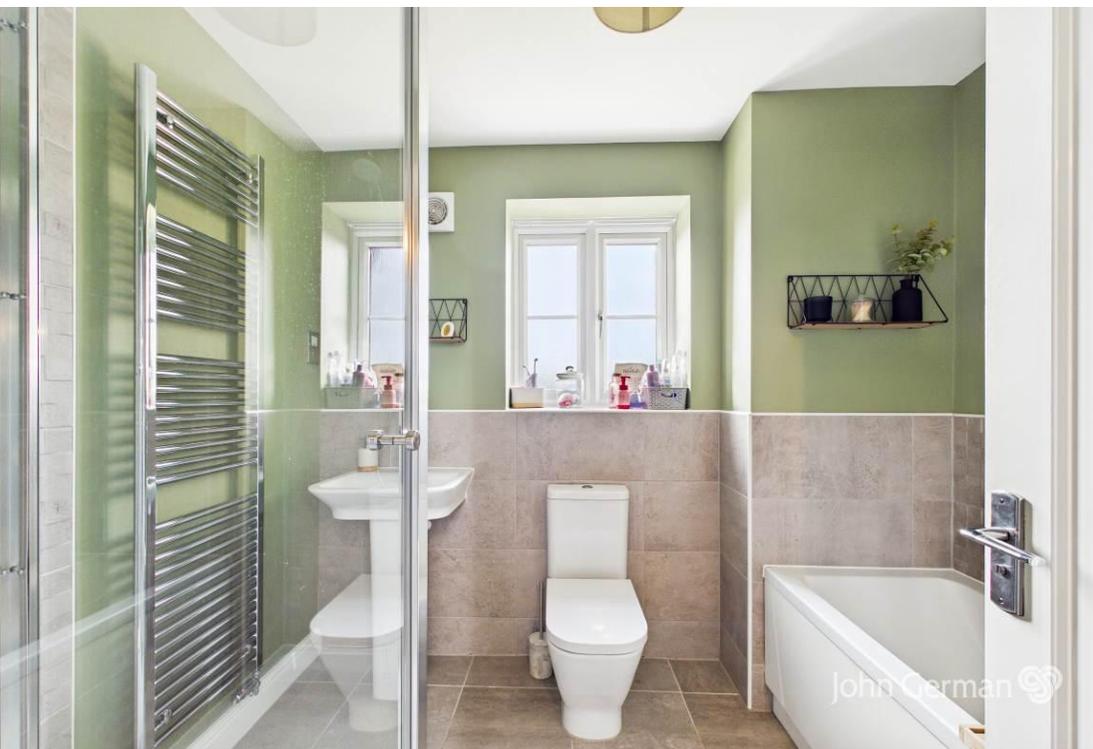




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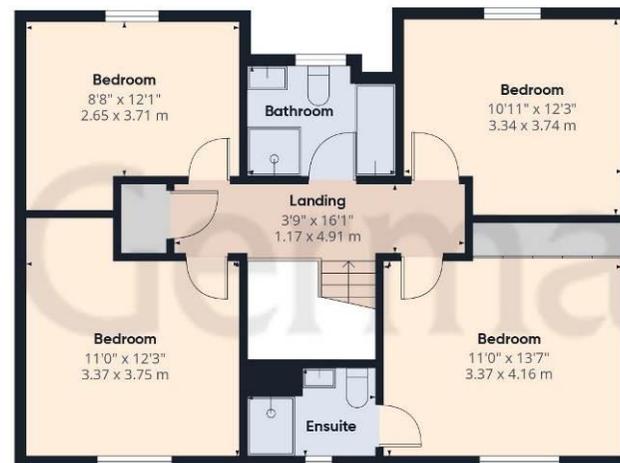






Ground Floor

Approximate total area⁽¹⁾
 1604 ft²
 148.9 m²



Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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