

# Daybell Road

Moira, Swadlincote, DE12 6DZ

John German









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Asking price of £375,000

Lovely detached family home on a generous plot in sought-after Moira. Stylish shaker breakfast kitchen, spacious lounge, dining room, conservatory, feature master bedroom (en-suite), integral garage with conversion potential, extensive driveway and beautifully landscaped garden. Parking for numerous cars.



An exceptional four double bedroom detached family home occupying a generous plot within one of Moira's most sought-after developments. Beautifully presented throughout, the property offers spacious and versatile accommodation including a stylish shaker kitchen with granite worktops, three reception areas, a conservatory, an impressive principal bedroom with contemporary en-suite, and an integral garage with electric door offering further potential. Outside, a large driveway provides ample parking, while the mature, private rear gardens have been thoughtfully landscaped with two patio seating areas, creating the perfect setting for family life and entertaining.

Sheltered beneath a canopy porch, a UPVC entrance door opens into a welcoming reception hallway, where attractive luxury vinyl tile flooring flows throughout.

Immediately to the left is a useful guest cloakroom, fitted with a WC and corner wash hand basin. A balustraded staircase rises to the first floor with a useful understairs storage cupboard beneath, while an internal door provides direct access to the integral garage, offering excellent potential for conversion into additional living accommodation, subject to the necessary permissions and building regulations.

To the front of the property is a formal dining room, ideal for entertaining or family gatherings. Straight ahead lies the beautifully appointed shaker-style kitchen, fitted with ivory cabinetry complemented by black granite work surfaces and matching upstands. The worktops extend to create a breakfast bar with seating for four, making it a perfect space for informal dining. Integrated appliances include a gas hob with extractor hood above, electric oven beneath, dishwasher and fridge freezer, together with space for a washing machine and tumble dryer. A UPVC door provides convenient side access.

At the rear of the property is the generous lounge, featuring coving to the ceiling and an elegant Adam-style fireplace with a living flame gas fire as its focal point. A wide, almost full-width walk-in bay incorporates central French doors leading seamlessly into the conservatory. Constructed of brick and UPVC double glazing, the conservatory enjoys laminate flooring and French doors opening directly onto the patio, creating an excellent space for relaxing or entertaining while enjoying views of the garden.

Upstairs, the landing provides access to the part boarded and insulated loft (latest specification/depth of insulation installed August 2025) via a hatch with pull-down ladder, and all rooms lead off.

There are four excellent sized bedrooms, with the superb principal bedroom being a particular highlight. Occupying the full width of the property, it enjoys fitted wardrobes, three front-facing windows, including an attractive arched central picture window, flooding the room with natural light. The contemporary en-suite is fully tiled and fitted with a concealed cistern WC, floating vanity unit with inset wash hand basin and mixer tap, radiator, and a double-width walk-in shower enclosure with glazed doors, featuring both a rainfall shower head and separate handheld attachment.

Bedrooms two and three overlook the rear garden and both benefit from built-in wardrobes, while the fourth bedroom is currently used as a home office. The family bathroom is finished to the same high standard as the en-suite, with full-height wall tiling and tiled flooring. It comprises a floating vanity unit with wash hand basin, WC, shaped shower bath with glazed screen and mains-fed shower over, together with a chrome ladder-style heated towel rail.

Outside, the property occupies an exceptional plot. An extensive tarmac driveway provides ample off-road parking and turning space for several vehicles, while gated access on both sides of the property leads through to the rear garden.

The rear garden is a true feature of the home-mature, private and beautifully landscaped with an abundance of flowering plants, shrubs and established borders with two water features surrounding a shaped central lawn. Two separate patio seating areas allow you to enjoy both the morning and afternoon sunshine, while the generous width of the plot provides a discreet area to one side housing timber storage sheds, thoughtfully screened from view to maintain the garden's attractive and uncluttered appearance. There is also an outside tap.

**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.

**Property construction:** Standard

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas – new Worcester boiler fitted summer 2025

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

**Broadband type:** 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 D

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

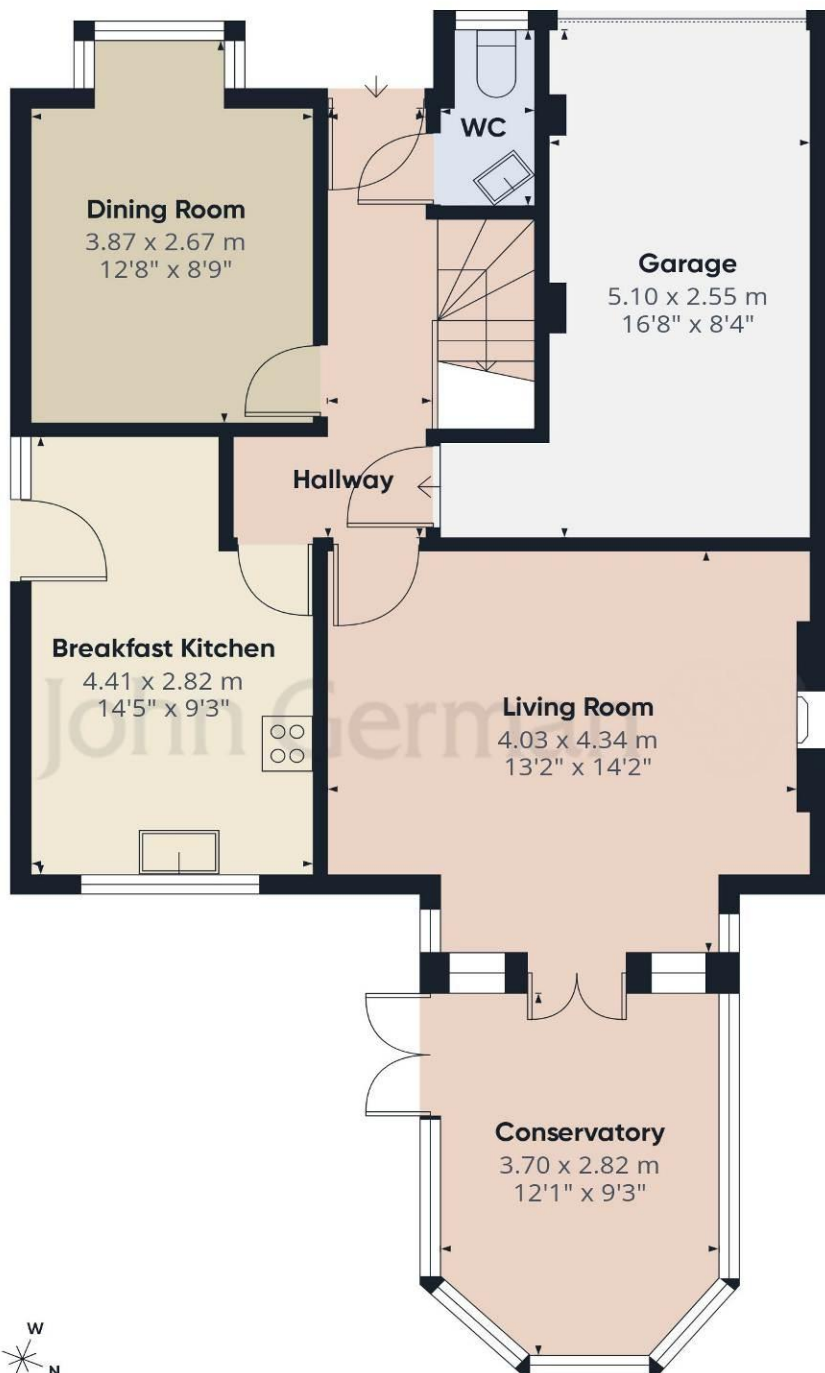
**Our Ref:** JGA/09072026

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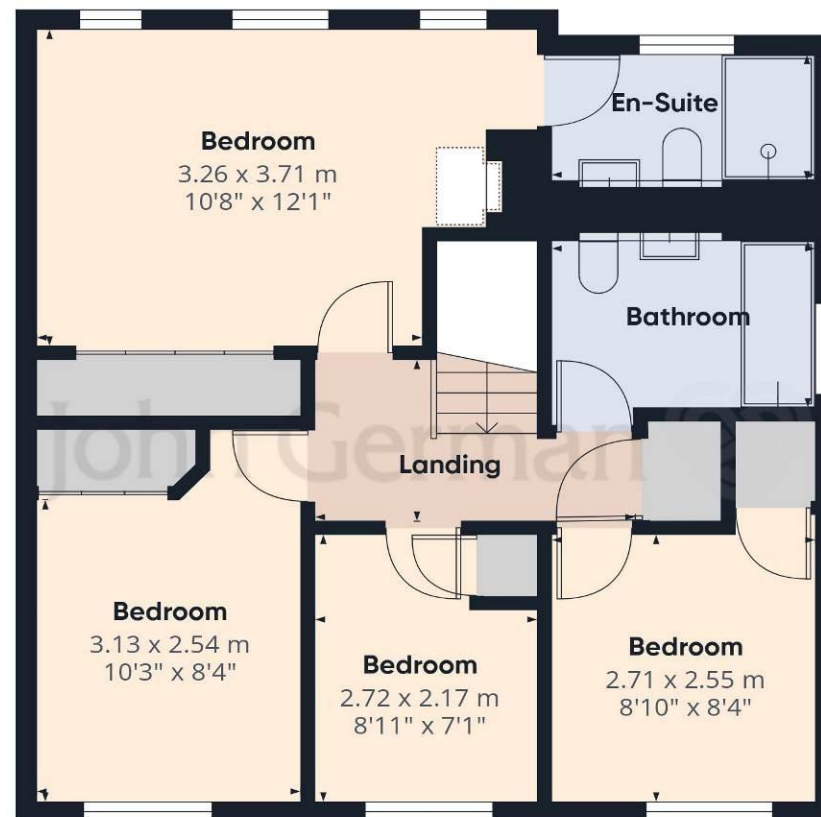
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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
121.8 m<sup>2</sup>  
1313 ft<sup>2</sup>

(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.

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### Agents' Notes

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 71 C    | 76 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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