



House - Detached

16 REGAN ROAD,
MOIRA, SWADLINCOTE,
DE12 6DS

£1,600

FEATURES

- Modern, four bed detached house
- Quiet, family friendly estate
- Close to local amenities
- Large open plan kitchen diner
- Spacious lounge, conservatory, utility & wc
- Two double bedrooms & two singles
- Family bathroom & ensuite
- Large garden with patio & shed



HOWKINS &
HARRISON

4 Bedroom House - Detached located in Swadlincote

NEW TO THE MARKET is this modern, four-bed, detached house on a quiet, family friendly estate in Moira.

Located within easy reach of local amenities, this must see property offers a perfect blend of comfort and style. With four well-proportioned bedrooms, including two spacious doubles, one featuring an ensuite, two inviting single bedrooms and a family bathroom, this home is ideal for families or those seeking extra space.

The heart of the home is undoubtedly the large, contemporary, open-plan kitchen diner, which provides an excellent space for both cooking and entertaining. The kitchen is complemented by a utility room and a convenient downstairs WC, ensuring practicality for everyday living. Additionally, a spacious conservatory extends the living space, allowing for a bright and airy atmosphere throughout. Completing the downstairs accommodations is a good-sized lounge with bay window and feature fireplace.

Outside, the large garden is a highlight, featuring a decking area by the house and a patio area and shed at the bottom of the garden, perfect for enjoying the outdoors during warmer months.

Call us on


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Council Tax Band

D

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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