

**10 Sydney Close, Mickleover, Derby, Derbyshire, DE3 9LY**

**Chain Free £360,000**

This charming detached property is an ideal family home, located in a peaceful cul-de-sac with green surroundings, parks, and trails. It features an open-plan layout with ample natural light, two reception rooms with garden views and a fireplace, a kitchen with breakfast space, three double bedrooms, a study, and a luxurious bathroom. Additional highlights include a garage, parking, and a spacious garden, enhancing its comfort and appeal.



Sales: 01283 777100  
Lettings: 01332 511000

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## Summary Description

For sale is this exquisite, detached property, emanating a charm that makes it a perfect family home. The residence is in very good condition and is situated in a tranquil, neighborly cul-de-sac, surrounded by green spaces, nearby parks, and walking routes. It offers proximity to local amenities and schools, underlining the strong sense of community in the area.

The property boasts a welcoming, open-plan layout that allows for an abundance of natural light, especially in the two spacious reception rooms. Both of these rooms are graced with large windows that offer splendid garden views, contributing to the serene atmosphere of the home. The first reception room features a cozy fireplace, perfect for those chilly evenings, while both rooms provide direct access to the garden, creating a beautiful indoor-outdoor flow.

The kitchen, designed with a breakfast space and a garden view, is a warm and inviting space for family meals. A utility room, equipped with plumbing for appliances, adds convenience to this delightful home.

The property comprises of three double bedrooms, each equipped with built-in wardrobes, providing ample storage space. There is also a sizeable space on the first floor, currently used as a study, which could easily be adapted to meet other needs.

The bathroom, fitted with a luxurious 5 piece suite, promises relaxation and comfort.

Unique features of this home include a charming fireplace, garage, parking facilities, and a large corner plot garden, offering a wealth of outdoor space for children to play or for hosting summer gatherings.

In essence, this property provides a perfect blend of comfort, functionality, and charm, making it the ideal home for families. The combination of its open-plan design, utility room, large garden, and convenient location, set within a cul-de-sac close to schools and amenities, makes this property a truly unique find in the market.

## Entrance Hall

Carpeted and neutrally decorated with front aspect part obscure glazed upvc main entrance door, side aspect upvc double glazed window, telephone point, under stairs storage, cloakroom with radiator, radiator.

## Lounge

19'3" x 14'1" (5.89m x 4.31m)



Carpeted and neutrally decorated with front and rear aspect upvc double glazed windows, rear aspect upvc double glazed door to rear garden, copper chimney breast, tv point, low profile radiators, wall lights.

## Dining Room

16'6" x 12'1" (5.04m x 3.69m)



Carpeted and neutrally decorated with front aspect upvc double glazed window, rear aspect upvc double glazed sliding patio door to garden, further upvc double glazed windows to both sides of the room, two radiators.

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## Kitchen

8'11" x 12'5" (2.73m x 3.79m)



Having ceramic tile effect flooring and neutral decor with rear aspect upvc double glazed window, inset lights to ceiling, a range of fitted wall and floor units to shaker style in cream with eggshell finish roll edge worktop and tiled splashbacks. Inset stainless steel sink with drainer, vegetable preparation and chrome mixer tap, space and plumbing for gas cooker, space for fridge/freezer, radiator.

## Rear Lobby

Having ceramic tiled flooring, tiled and pine panel walls front and side aspect upvc double glazed windows, part obscure glazed front aspect upvc door.

## Utility Room

7'9" x 8'2" (2.37m x 2.51m)

Having ceramic tiled flooring, tiled and pine panel walls, rear aspect upvc double glazed window, part glazed upvc door to rear garden. A mixture of wall and floor units with stone effect roll edge worktop, inset stainless steel sink with drainer and chrome hot and cold taps, under counter space and plumbing for appliances, radiator.

## Downstairs Toilet

Having ceramic tile effect flooring and neutral decor with front aspect obscure upvc double glazed window, tiled splashbacks, low flush wc, wall mounted corner wash hand basin with chrome hot and cold taps, radiator.

## Stairs/Landing

Carpeted and neutrally decorated. Radiator. Access to roof space. Open plan to:-

## Landing Study/Bedroom

6'11" x 15'9" (2.11m x 4.81m)



Carpeted and neutrally decorated with two front aspect upvc double glazed windows, inset lights to ceiling, fitted wall and floor units with worktop, two radiators.

## Bedroom One

9'3" x 14'6" (into wardrobes) (2.82m x 4.43m (into wardrobes))



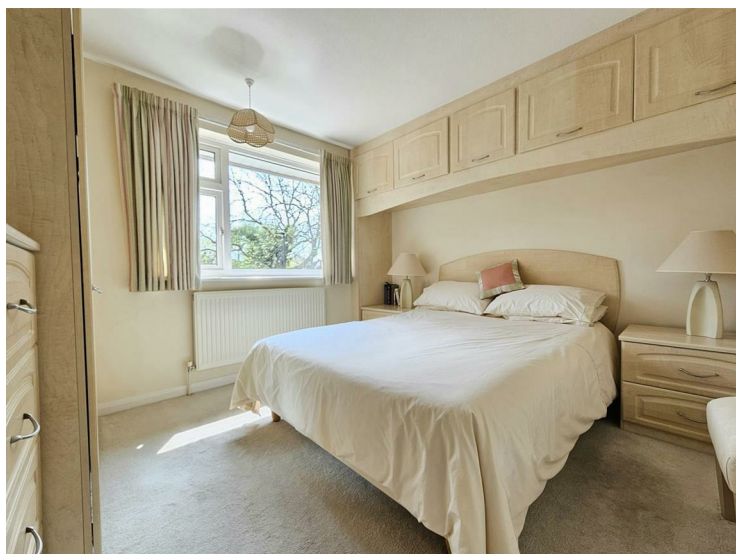
Carpeted and neutrally decorated with rear aspect upvc double glazed window, fitted wardrobes and chest of drawers, radiator.



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## Bedroom Two

10'3" x 11'1" (3.13m x 3.38m)



Carpeted and neutrally decorated with front aspect upvc double glazed window, fitted wardrobes and bridging unit, radiator.

## Bedroom Three

9'3" x 12'1" (2.82m x 3.7m)



Carpeted and neutrally decorated with rear aspect upvc double glazed window, fitted wardrobes, bridging unit and chest of drawers, radiator.

## Bathroom



Having ceramic tile effect flooring and fully tiled walls with side aspect obscure upvc double glazed window, obscure upvc double glazed window to landing room. The bathroom has a white 5 piece suite comprising a shower enclosure with plumbed shower, pedestal wash hand basin with gold colour mixer tap, bathtub with gold colour mixer tap having shower attachment, low flush wc, and bidet. Fitted cupboards, two radiators.

## OUTSIDE

### Garage

An attached single garage with light, power, metal up and over door, rear personnel door with side window, wall mounted system boiler.

### Frontage and Driveway

To the front you will find a block paved driveway with adequate parking for at least two vehicles. A small area of lawn, with herbaceous borders.

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## Rear Garden



Accessed via a secure gate from the front, you will find a beautifully landscaped, enclosed garden of generous proportion. The garden is immaculately and lovingly cared for and provides a good mixture of paved patio, lawn and established herbaceous borders. Bin storage area, handy storage area for hosepipe with cold water tap, outdoor power socket, and two potting sheds.

## Material Information

Verified Material Information

Council tax band: E

Council tax annual charge: £2455.57 a year (£204.63 a month)

Tenure: Freehold

Property type: House

Property construction: Standard form

Number and types of room: 3 bedrooms, 2 bathrooms, 3 receptions

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Parking: Garage and Driveway

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: No Certificate

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

## Disclaimer 03/2021

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. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. 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.

## Buying to Let?

Guide achievable rent price: £1500pcm

The above as an indication of the likely rent price you could achieve in current market conditions for a property of this type, presented in good condition. Scofield Stone offers a full lettings and property management service, so please ask if you would like more information about the potential this property has as a 'Buy to Let' investment.

## Location / what3words

what3words ///wing.young.badge

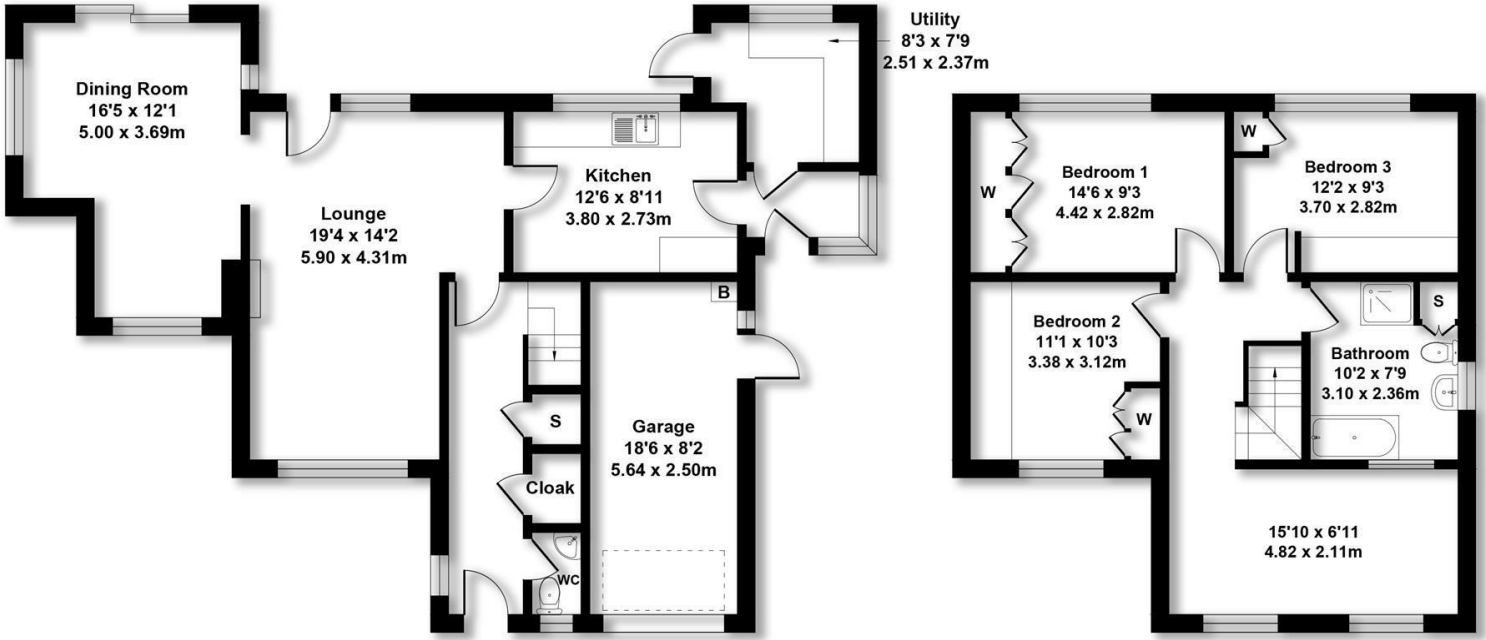


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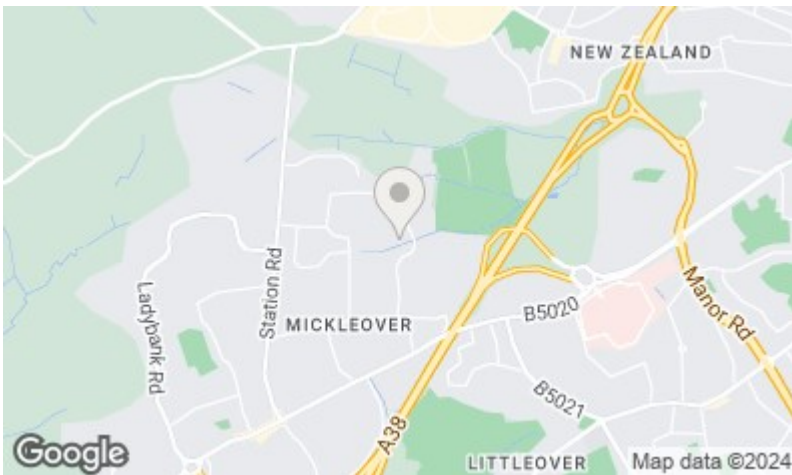
Approximate Gross Internal Area  
1593 sq ft - 148 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.



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

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



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