



9 Swan Hill, Mickleover, Derby, DE3 0UW

£499,999

This detached four double bedroom house, nestled in a peaceful cul de sac, offers stunning countryside views, spacious living areas including a master suite with en-suite, second en-suite, multiple reception rooms, a large kitchen, a charming garden, convenient parking for at least four vehicles and detached double garage, making it an ideal family home with easy access to green spaces and outdoor activities.

9 Swan Hill, Mickleover, Derby, DE3 0UW

Summary Description

For Sale, this detached house in a peaceful cul de sac position that offers stunning views over the countryside. This property is in excellent condition and presents an ideal home for families. Enveloped in tranquility, it features easy access to green spaces, nearby parks, and a range of walking and cycling routes and is in walking distance to Mickleover village.

The house offers four double bedrooms with family bathroom and two separate en-suites, along with three reception rooms and a kitchen. The master bedroom is a spacious retreat, boasting an en-suite, built-in wardrobes, a walk-in closet, and a bay window. The second bedroom also has an en-suite. Bedrooms two and three each benefit from built-in wardrobes and countryside views.

The large bathroom offers a luxurious bath as part of the three-piece suite. The kitchen, equipped with a kitchen island, integrated appliances, built-in pantries, and a utility room, also offers a dining space with garden views and direct access to the garden.

The three reception rooms each have their own charm. The first features a fireplace, perfect for cosy nights in, and a bay window. The second is a formal dining room, and the third, a conservatory, boasts large windows, a garden view, and access to the garden.

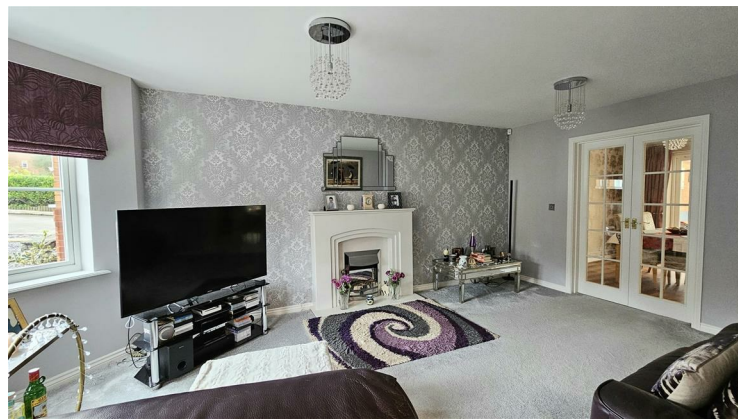
There is also a study and guest cloakroom/WC. Driveway parking is available for at least four vehicles parked side by side and there's a detached double garage. The property also offers a generous, terraced garden with ample patio space, lawn, and herbaceous borders. Unique features include a fireplace, garage, parking, a beautiful garden, countryside views, and home working solutions.

Entrance Hallway

Having wood effect flooring and stylish decor with front aspect part obscure glazed galvanised main entrance door and side windows, radiator, telephone point.

Lounge

18'0" x 13'1" (5.5 x 4.0)



Carpeted and stylishly decorated with front aspect upvc double glazed bay window, electric fire set to Adam style fireplace, two radiators, tv point.

Dining Room

10'2" x 9'6" (3.1 x 2.9)



Having wood effect flooring and stylish decor, radiator.

Conservatory

12'1" x 9'10" (3.7 x 3.0)



Having wood effect flooring, upvc double glazed framework, French doors to garden.

Breakfast Kitchen

19'0" x 10'2" (5.8 x 3.1)



Having ceramic tile effect flooring and stylish decor with rear aspect upvc double glazed window, a range of fitted wall and floor units to shaker style in grey with granite worktops and splashbacks, breakfast bar, inset composite sink with drainer,

9 Swan Hill, Mickleover, Derby, DE3 0UW

vegetable preparation and chrome mixer tap, integrated wine cooler, integrated electric oven with electric hob over and chimney style extractor hood, integrated dishwasher, part glazed door to side passage.

Utility Room

9'10" x 5'2" (3.0 x 1.6)

Having ceramic tile effect flooring and neutral decor with side aspect upvc double glazed window, a range of fitted wall and floor units to shaker style in Beech effect finish with eggshell roll edge worktops and tiled splashbacks, inset stainless steel sink with chrome hot and cold taps, under counter space and plumbing for appliances, wall mounted Worcester gas boiler.

Study

10'5" x 7'10" (3.2 x 2.4)



Carpeted and neutrally decorated with front aspect upvc double glazed window, radiator.

Cloakroom / WC

5'2" x 2'7" (1.6 x 0.8)

Having ceramic tile effect flooring and neutral decor with pedestal wash hand basin having chrome hot and cold taps and tiled splashback, low flush wc, radiator.

Stairs / First floor landing

Carpeted and neutrally decorated with wooden spindle staircase, airing cupboard, access to roof space.

Bedroom One

16'0" x 11'1" (4.9 x 3.4)



Carpeted and neutrally decorated with front aspect upvc double glazed bay window, walk in dressing area with fitted wardrobes, radiator.

En-suite to bedroom one

4'7" x 3'11" (1.4 x 1.2)



A stylish room with tiled flooring and splashbacks, low flush wc, vanity unit with inset wash hand basin having chrome monobloc tap, double shower enclosure with plumbed shower, chrome heated towel rail.

Bedroom Two

10'5" x 10'2" (3.2 x 3.1)



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

En-suite to bedroom two

5'2" x 5'2" (1.6 x 1.6)



Having tile effect flooring and neutral decor with side aspect

9 Swan Hill, Mickleover, Derby, DE3 0UW

obscure upvc double glazed window, low flush wc, pedestal wash hand basin with chrome hot and cold taps, shower enclosure with electric shower and tiled splashbacks.

Bedroom Three

10'5" x 8'10" (3.2 x 2.7)



Carpeted and stylishly decorated with rear aspect upvc double glazed window, fitted wardrobes, radiator.

Bedroom Four

9'6" x 8'2" (2.9 x 2.5)



Carpeted and neutrally decorated with front aspect upvc double glazed window, radiator.

Bathroom

5'2" x 5'2" (1.6 x 1.6)



Having tile effect flooring and neutral decor with rear aspect obscure upvc double glazed window, tiled splashbacks, large corner bath with chrome hot and cold taps, pedestal wash hand basin with chrome monobloc tap, low flush wc, radiator.

OUTSIDE

Frontage & Driveway

To the front you will find a Tarmacadam double driveway with parking for at least four vehicles, with path to the rear via a side gate.

Double Garage

A double, detached garage with twin metal up and over doors, light and power.

Rear Garden



To the rear you will find an enclosed, mostly private garden which has been attractively landscaped to provide a mixture of paved and decked patio, herbaceous planting, terracing to lower decked area and lawn.

Material Information

Verified Material Information

Council tax band: E

Council tax annual charge: £2566.17 a year (£213.85 a month)

Tenure: Freehold

Property type: House

Property construction: Standard form

Number and types of room: 4 bedrooms, 3 bathrooms, 3 receptions

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No



Sales: 01283 777100

Lettings: 01332 511000

www.scofieldstone.co.uk

9 Swan Hill, Mickleover, Derby, DE3 0UW

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, Driveway, and Off Street
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: C

For further Material Information about this property please visit:
<https://moverly.com/sale/5xgTQykszJyNo3BQz66nwL/view>

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.

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 or offer any legal advice regarding any aspect of the property and any buyer should consult their own legal representative on any such matters.

Buying to Let?

Guide achievable rent price: £1825pcm

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 ///lobby.news.gear



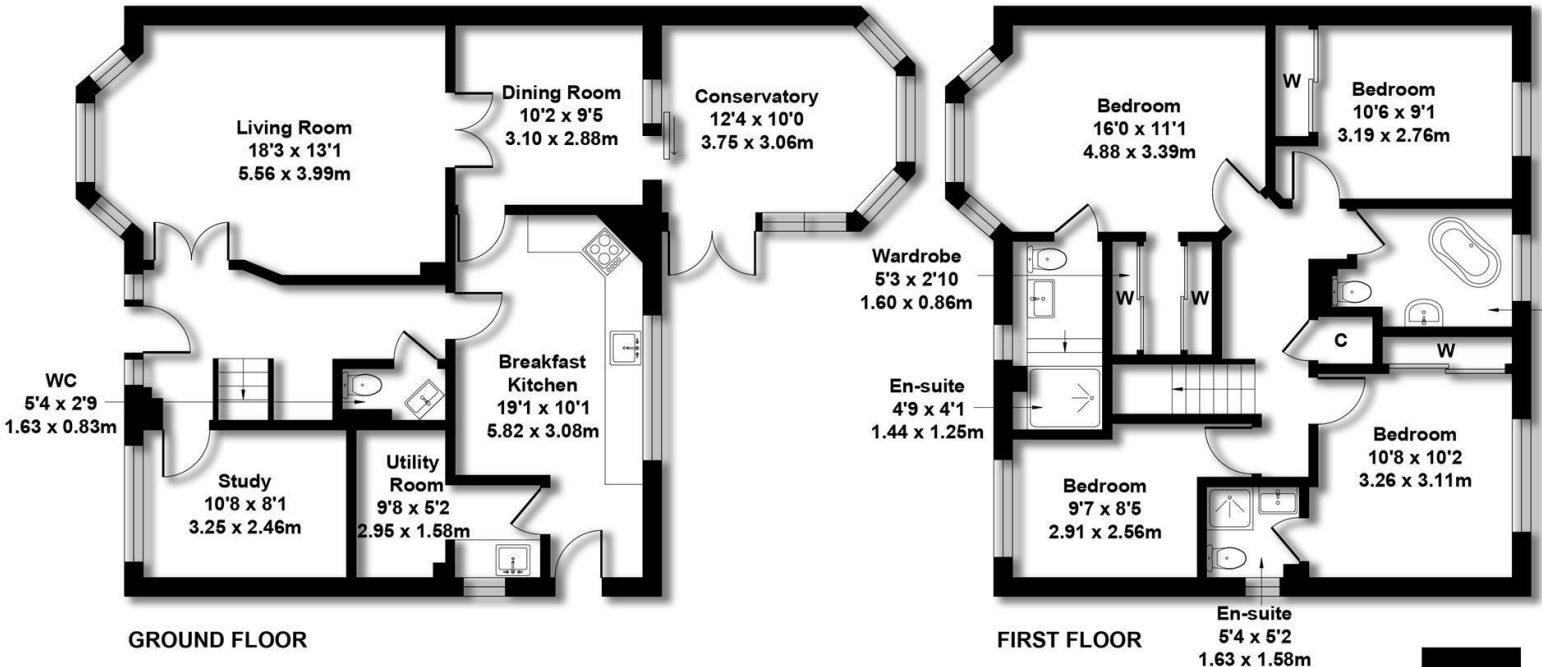
Sales: 01283 777100
Lettings: 01332 511000

www.scofieldstone.co.uk

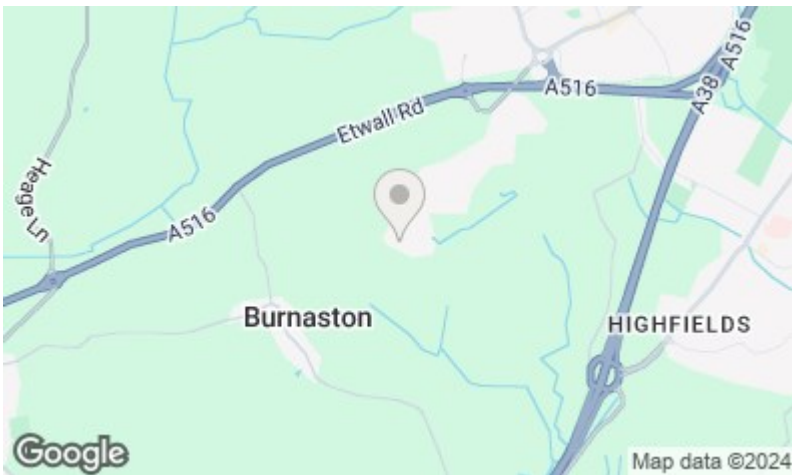
9 Swan Hill

Approximate Gross Internal Area
1679 sq ft - 156 sq m

Bathroom
8'6 x 6'8
2.60 x 2.02m



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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		72	81
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) 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			
		EU Directive 2002/91/EC	



Mickleover Office
11 The Square,
Mickleover,
Derby DE3 0DD

Hilton Office
Unit 6, Neighbourhood Centre
Witham Close,
Hilton, Derby DE65 5JR

t: Sales 01283 777100
t: Lettings 01332 511000
e: info@scoffieldstone.co.uk
w: www.scoffieldstone.co.uk

Co Reg No. 8975758 VAT No. GB186513980