

**9 Swan Hill, Mickleover, Derby, DE3 0UW**

**Offers Over £475,000**

This distinguished detached house, located in a peaceful cul-de-sac with expansive countryside views, offers four bedrooms, three reception rooms, a cook's dream kitchen, and a terraced garden, blending comfort and luxury for modern family living.



## 9 Swan Hill, Mickleover, Derby, DE3 0UW

### Summary Description

Presenting this distinguished detached house, for sale, in an enviable and sought-after location. Positioned in a peaceful cul-de-sac, with expansive countryside views, the property is in close proximity to green spaces, nearby parks, picturesque walking and cycling routes.

The house is in excellent condition and boasts a myriad of unique features including an inviting fireplace, ample parking space, a terraced garden, and a double garage. The property has three tastefully decorated reception rooms. The bay-fronted lounge is complemented by a fireplace and provides a cozy gathering space. The formal dining room allows access to a conservatory, which serves as the third reception room providing a serene garden view and direct access to the garden.

The kitchen is a cook's dream with granite countertops, integrated appliances, and a utility room. The generous size and the breakfast bar make it the heart of the home.

The property consists of four bedrooms; three double rooms and a single room. The master bedroom is a luxurious suite with built-in wardrobes and a walk-in closet. Two of the double rooms feature en-suite shower rooms for added convenience. All bedrooms provide a peaceful retreat after a long day.

The main bathroom is fitted with a luxurious corner bath, catering to all your relaxation needs.

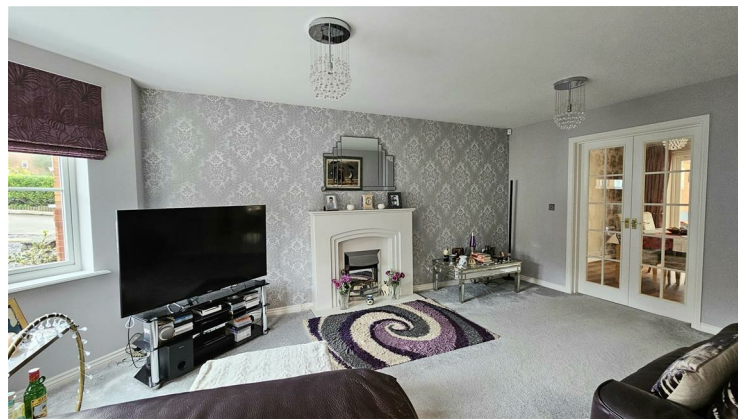
Additionally, the property includes a study/snug, making it an ideal choice for families. This home is a perfect blend of comfort and luxury, offering a lifestyle suited for modern living.

### 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,



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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



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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  
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/5xgTQyksJyNo3BQz66nwl/view>

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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 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

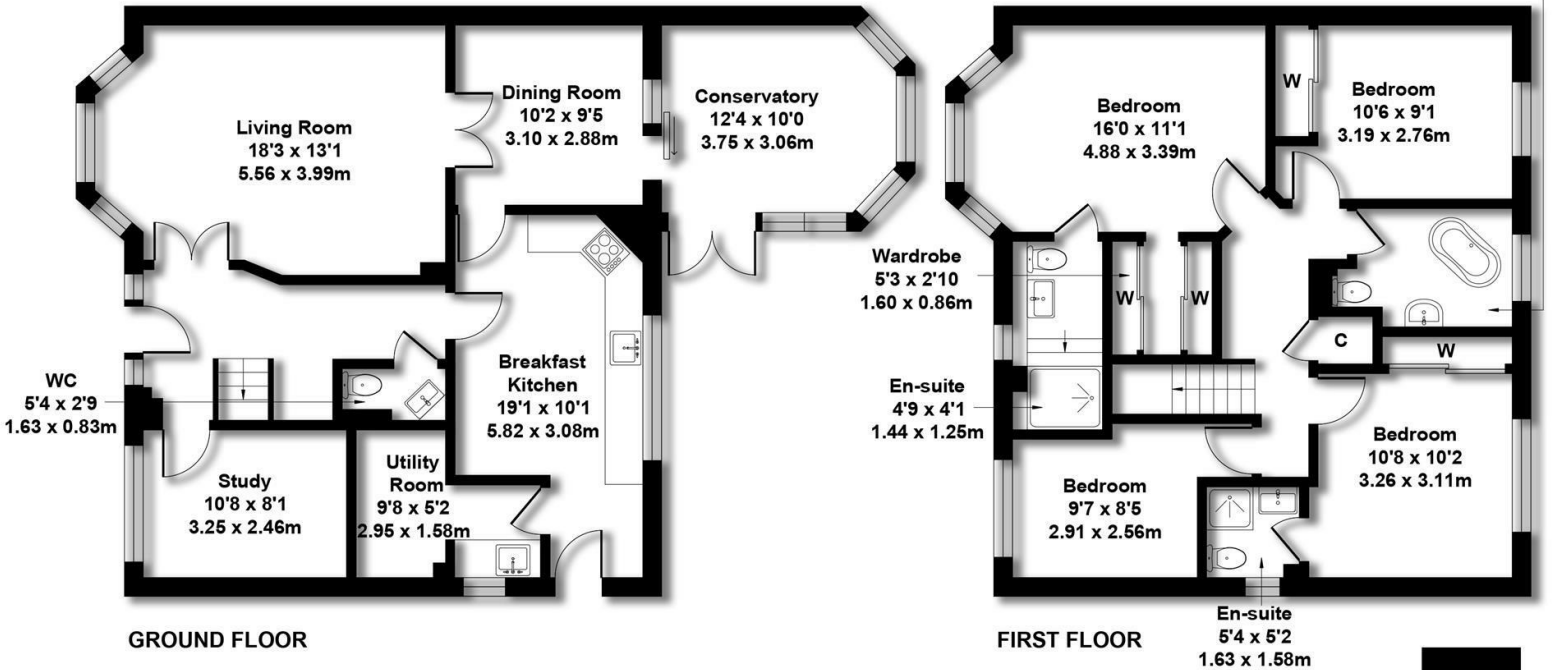
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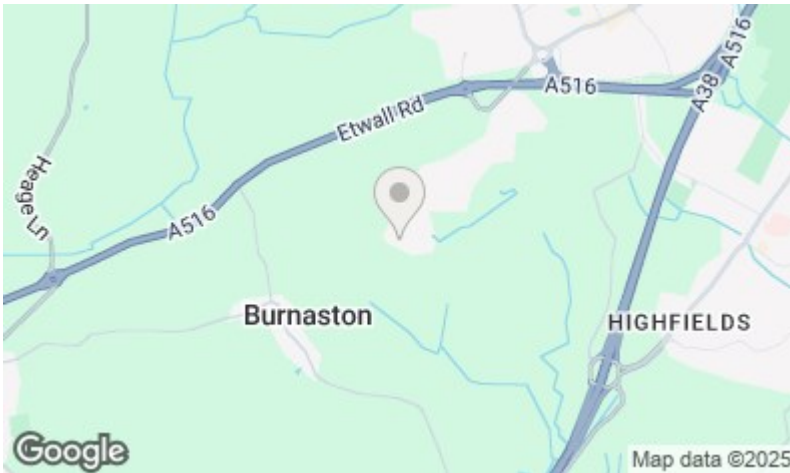
## 9 Swan Hill

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	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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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