

# Fletcher & Company

31 Swan Hill, Mickleover, Derby, DE3 0UW

Offers Around £482,250

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Freehold

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- Superb Quiet Location
- Ideal for Professionals and Families Alike
- Double Width Driveway
- Garage
- Entrance Hall & Fitted Guest Cloakroom
- Lounge, Dining Room & Extended Kitchen
- Four First Floor Bedrooms, En-Suite & Bathroom
- Fabulous Two Tier Rear Garden
- Close to Excellent Amenities
- Viewing Essential





## Summary

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An immaculately presented and extended, four bedroom detached residence, occupying a fabulous, quiet cul-de-sac location and affording scenic views to the rear over open fields.

This stylishly presented property features gas central heated and double glazed accommodation comprising entrance hall, fitted guest cloakroom, lounge with French doors to garden, separate dining room, high specification extended kitchen featuring Neff appliances and separate lounge area featuring Velux windows, picture window and French doors overlooking the rear garden. The first floor accommodation comprises a principle bedroom with fitted bedroom furniture and modern appointed en-suite shower room, three further bedrooms and a well-appointed bathroom.

The property is set back behind a lawn fore-garden with double width tarmac driveway and access to an integral garage. To the rear of the property is a two-tier garden with upper level stone terrace/patio, herbaceous borders, lawn and steps leading down to a lower-level section. The lower-level section features hedging, post and rail fencing and stunning views.

# F&C

## The Location

The property is located to the rear of the Mickleover Country Park development which is a highly desirable residential location on the outskirts of Mickleover, facilitating access to a full range of amenities in the village centre. These include a large supermarket, shops, bakery, post office, doctors and pubs/wine bars/restaurants. Mickleover Country Park development features a golf course and sports club, with fabulous walks in the surrounding open countryside. It is also within easy reach of the Derby Royal Hospital, a regular bus service and schooling at all levels.

## Accommodation

### Ground Floor

#### Entrance Hall

14'5" x 7'1" (4.41 x 2.17)

An Endurance composite panel and patterned glass entrance door provides access to spacious entrance hall with central heating radiator and staircase to first floor. Your attention is drawn to the quality oak doors throughout.



#### Fitted Guest Cloakroom

8'1" x 3'5" (2.48 x 1.05)

Appointed with a low flush WC, pedestal wash handbasin with tiled surround, chrome towel radiator and double glazed window to side.

#### Dining Room

9'10" x 9'5" (3.00 x 2.89)

Currently set as a dining room, having many alternative uses e.g Study, Playroom or Home Office. Having a central heating radiator and double glazed window to front.



## Lounge

15'4" x 12'1" (4.68 x 3.69)

Situated to the rear of the property and affording fabulous views through the double glazed French doors with Evonic wall mounted electric fire and having a central heating radiator.

































































































































































































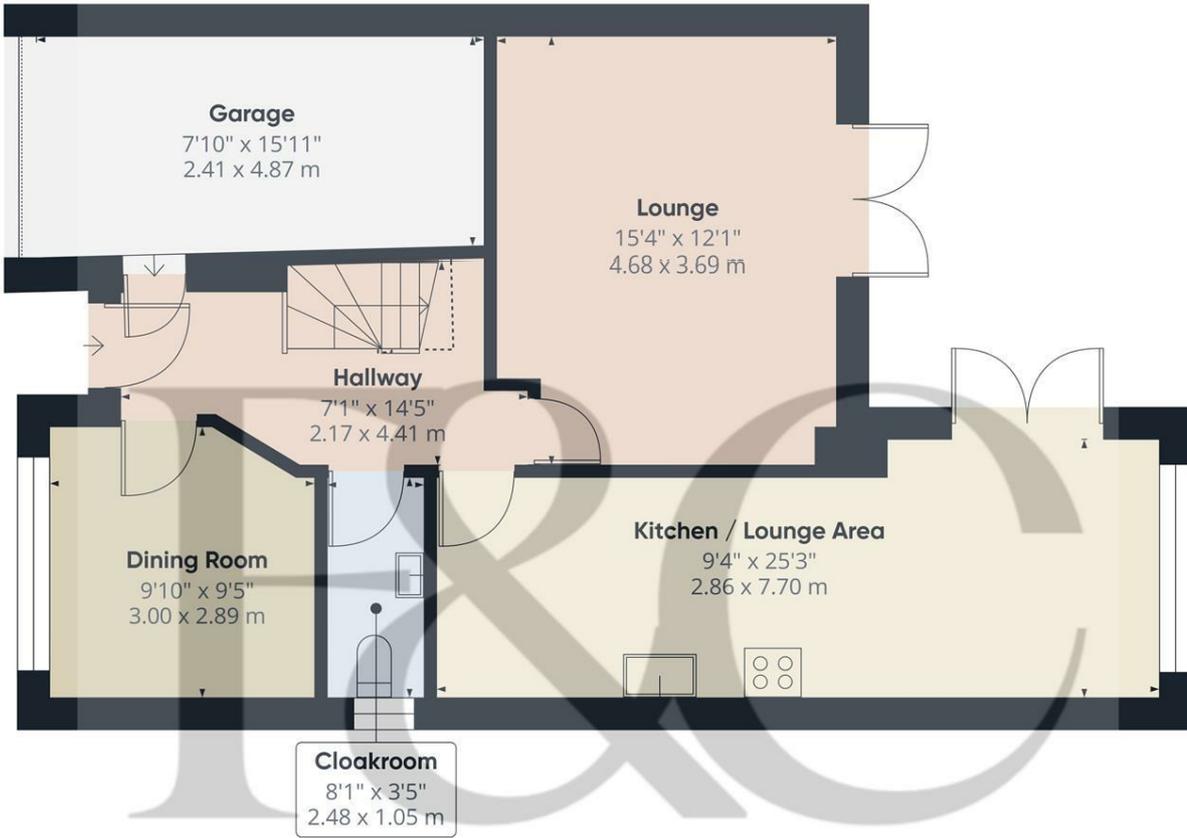












Floor 0

**Approximate total area<sup>m</sup>**

744 ft<sup>2</sup>  
69.1 m<sup>2</sup>

**Reduced headroom**

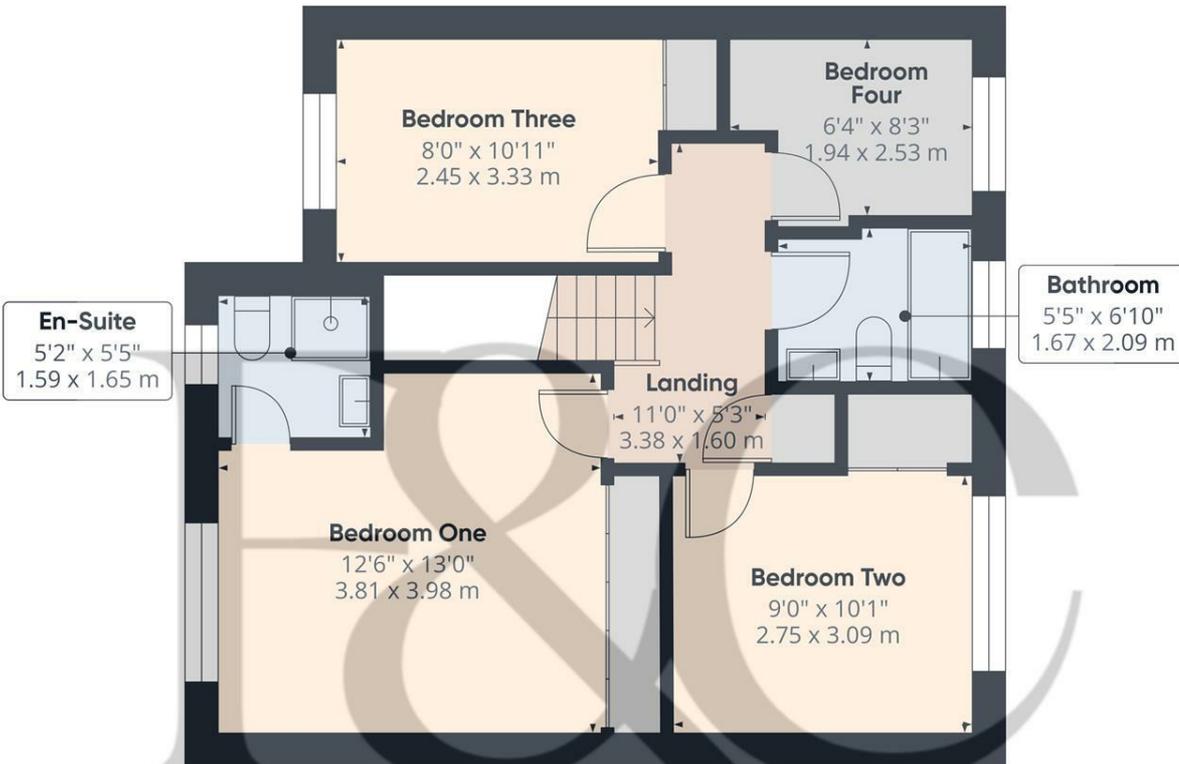
8 ft<sup>2</sup>  
0.8 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1

**Approximate total area<sup>m</sup>**

528 ft<sup>2</sup>  
49.1 m<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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31 Swan Hill  
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Council Tax Band: E  
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	