

# 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.



## New Fitted Kitchen & Lounge Area

25'3" x 9'4" (7.70 x 2.86)

Comprising a newly fitted kitchen with quartz effect worktops/breakfast bar with matching upstands, inset sink unit with mixer tap, stylish gloss finish base cupboards, complementary wall mounted cupboards with underlighting, Neff appliances including induction hob with extractor hood over, combination oven including microwave and grill, washer/dryer and dishwasher, stylish floor to ceiling central heating radiator and recessed ceiling spot lighting.



### **Kitchen/Lounge Area**

A fabulous addition to the accommodation with vaulted ceiling incorporating two double glazed Velux windows, impressive picture window with bespoke blinds, matching French doors with bespoke blinds and stylish floor ceiling central heating radiator. The rear southerly aspect is a true feature of the sale and can be best appreciated from this fabulous seating area.



### **First Floor Landing**

11'1" x 5'2" (3.38 x 1.60)

With central heating radiator, feature balustrade, airing cupboard and access to a boarded loft space.

### Principle Bedroom

13'0" x 12'5" (3.98 x 3.81)

Having triple fitted wardrobes with sliding doors, three sets of fitted drawers to the back wall and matching fitted dressing table to the inside wall, a central heating radiator, a double glazed window to front and door to en-suite.



### Stylish En-Suite Bathroom

5'4" x 5'2" (1.65 x 1.59)

Partly tiled with a suite comprising low flush WC, vanity unit with wash handbasin and cupboards beneath, shower cubicle, chrome towel radiator and double glazed window to front.



### Bedroom Two

10'1" x 9'0" (3.09 x 2.75)

With central heating radiator, fitted wardrobes and double glazed window to rear with fabulous view.



### Bedroom Three

10'11" x 8'0" (3.33 x 2.45)

Having a central heating radiator, fitted wardrobes and double glazed window to front.



### Bedroom Four

8'3" x 6'4" (2.53 x 1.94)

With central heating radiator and double glazed window to rear with fabulous view.



## Bathroom

6'10" x 5'5" (2.09 x 1.67)

Well-appointed and partly tiled with a white suite comprising low flush WC, vanity unit with wash handbasin and cupboards beneath, panelled bath, chrome towel radiator and double glazed window to rear.



## Outside

The property is located at the end of a quiet cul-de-sac behind a lawn fore-garden with tarmac driveway giving access to an integral garage.

To the rear is a true feature of this property by way of a two tier landscaped garden with upper level terrace/patio having herbaceous borders, offering an ideal spot to enjoy outdoor dining and entertaining. Steps lead down to a lower level with mixed hedging, open views and timber shed. The exterior also benefits from electric sockets, security lighting and cold water tap. The property also benefits from a house alarm, serviced yearly.



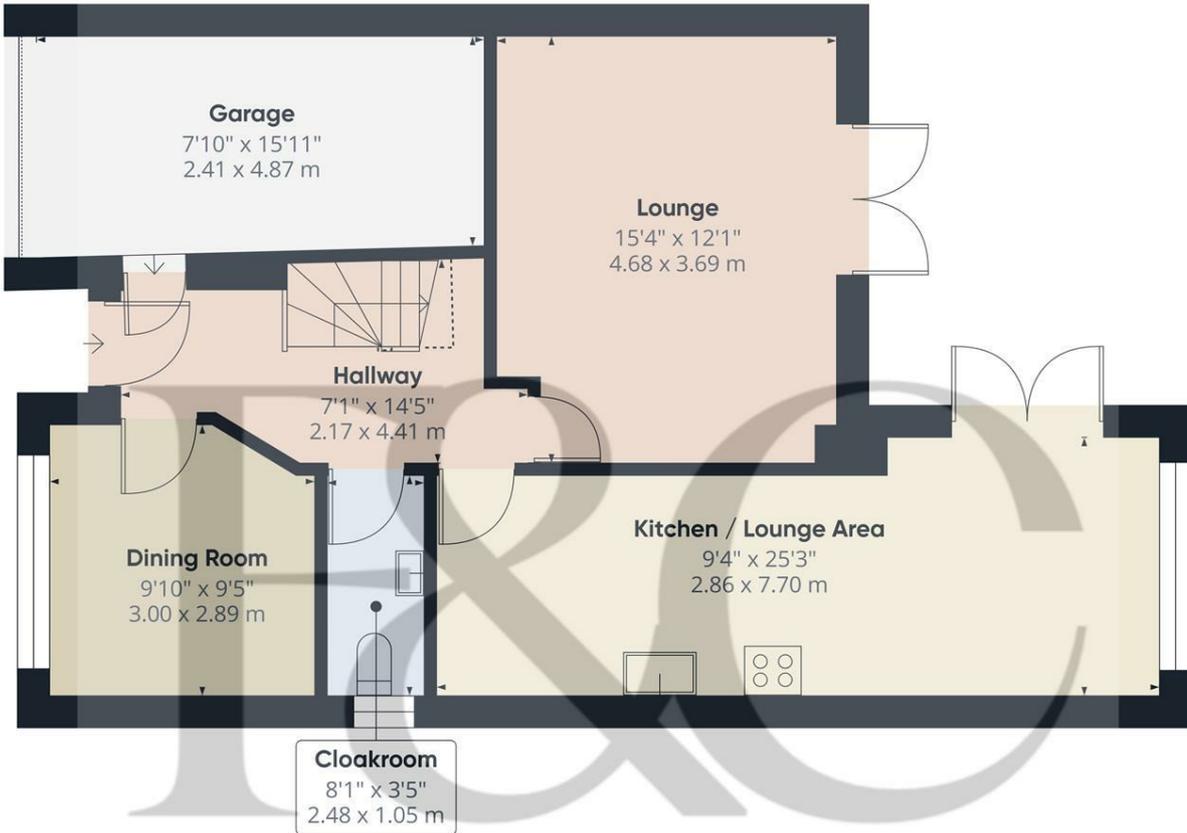
## Garage

15'11" x 7'10" (4.87 x 2.41)

With power, lighting, combination boiler (which is four years old and has been serviced yearly) and an electric up and over garage door. There is an integral door through to the hall.

**Council Tax Band E**





Floor 0

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

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

**Reduced headroom**

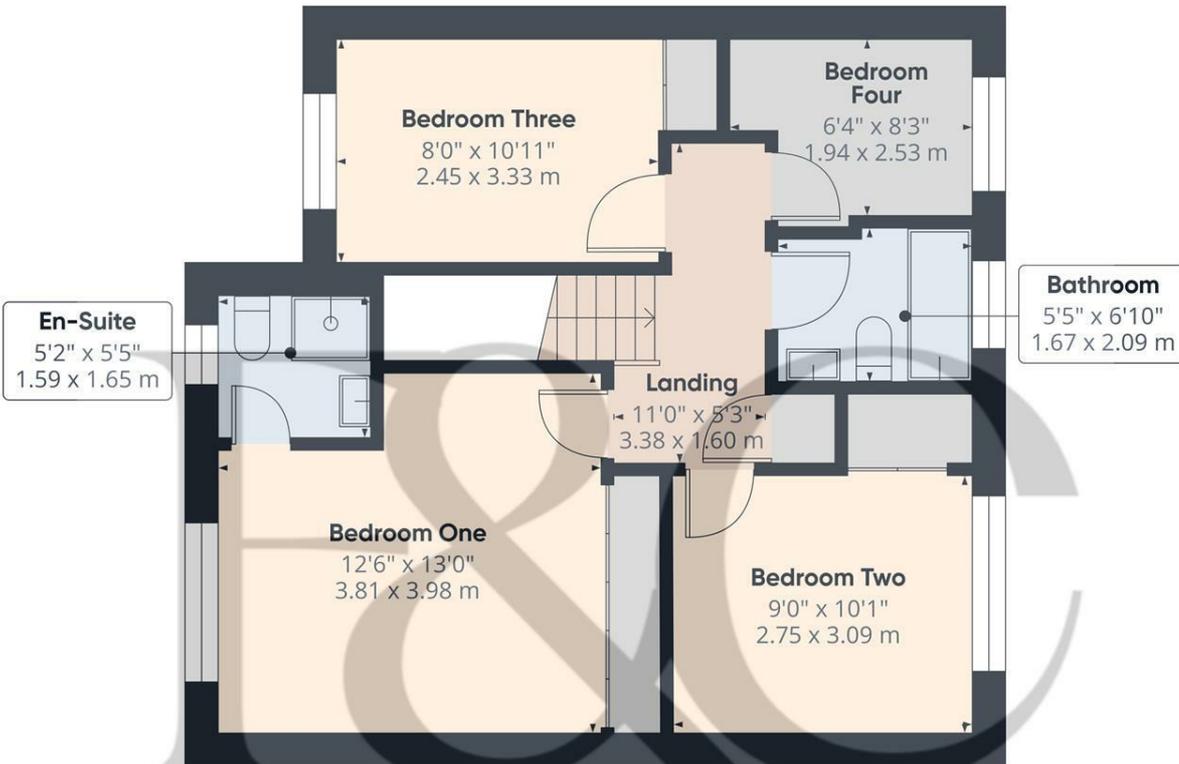
8 ft<sup>2</sup>  
0.8 m<sup>2</sup>

(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.

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Floor 1

**Approximate total area<sup>®</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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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	

