



SCOFFIELD
STONE



SCOFFIELD
STONE



SCOFFIELD
STONE

9 Selby Drive, Mickleover, Derby, DE3 0AS

25% Shared Ownership £66,250

NO CHAIN - A well-presented three-bedroom end terrace 'Forever Home' in Mickleover, offered for sale with a 25% ownership share.

Featuring three bedrooms, a stylish kitchen/diner, driveway parking, enclosed garden, and detached timber studio, this property provides an excellent opportunity for buyers looking to step onto the property ladder in a sought-after location.



Sales: 01283 777100
Lettings: 01332 511000

www.scoffieldstone.co.uk

9 Selby Drive, Mickleover, Derby, DE3 0AS

Summary Description

Situated within a modern development on a quiet cul-de-sac in Mickleover, this attractive three-bedroom end-terrace home is titled a 'Forever Home', thoughtfully designed to accommodate a variety of needs both now and in the future. With extra-width doorways and hallways, it provides a practical layout that will appeal to first-time buyers, families, upsizers, and downsizers alike.

This property is offered on a shared ownership basis. The seller owns a 25% share, with the remaining 75% owned by a housing association. Any prospective buyer will be required to make suitable arrangements with the housing association for their share of the property. This arrangement provides an excellent opportunity to step onto the property ladder in a highly sought-after location. Rent of £472.16 is payable monthly on the remaining 75% share and a monthly Service Charge of £54.27 is also payable.

The home itself is well presented throughout, featuring a welcoming entrance hall, a comfortable lounge, and a modern kitchen/diner fitted with gloss cream units, wood-effect worktops, and integrated appliances. A guest cloakroom/WC adds everyday convenience. Upstairs offers three bedrooms and a family bathroom with shower over bath. Outside, there is a private enclosed garden with lawn and patio, ideal for relaxation or entertaining. A standout feature is the detached timber studio, equipped with light and power, perfect for use as a home office or creative space. Driveway parking for two cars completes the offering.

Mickleover is one of Derby's most popular suburbs, known for its community feel, excellent local schooling, and a range of amenities including shops, cafes, and pubs. Derby city centre is just a short drive away, with the A38 and A50 providing excellent commuter links. Regular bus routes also serve the area, making travel straightforward.

Entrance Hall

4'7 x 7'10 (1.40m x 2.39m)

Carpeted, carpet matwell, front aspect part obscure glazed composite main entrance door, radiator, telephone point.

Lounge

11'5 x 14'5 (3.48m x 4.39m)



Carpeted, front aspect upvc double glazed window, radiator, tv point.

Kitchen/Diner

9'10 x 14'10 (3.00m x 4.52m)



Having wood effect cushion flooring, rear aspect upvc double glazed window, a range of fitted wall and floor units to gloss cream with wood effect worktops, inset stainless steel sink with drainer, vegetable preparation and chrome monobloc tap, integrated fridge/freezer, washer/dryer and electric oven, gas hob, chimney style extractor hood, large under stairs storage, radiator.

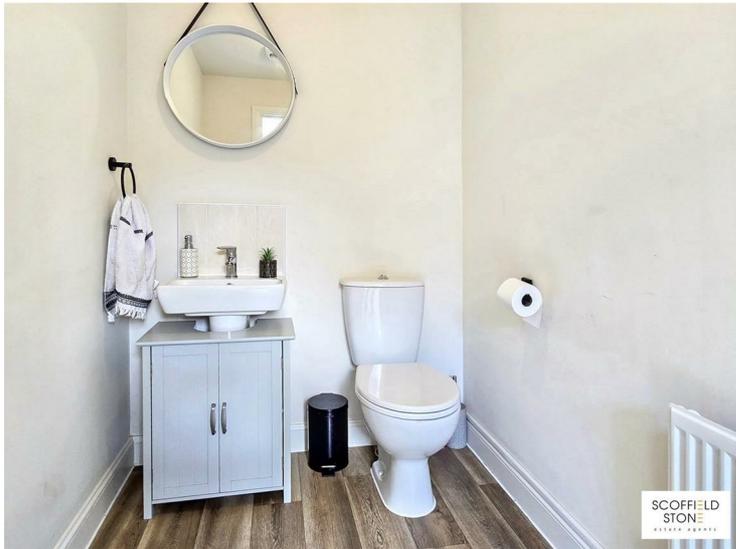
Rear Lobby

Having wood effect cushion flooring, rear aspect part obscure glazed galvanised door to garden, radiator.

9 Selby Drive, Mickleover, Derby, DE3 0AS

Guest Cloakroom/WC

4'7 x 5'7 (1.40m x 1.70m)



Having wood effect cushion flooring, low flush wc, pedestal wash hand basin with chrome monobloc tap and tiled splashback, radiator.

Stairs/Landing

6'11 x 7'7 (2.11m x 2.31m)

Carpeted, wooden spindle staircase, access to roof space.

Bedroom One

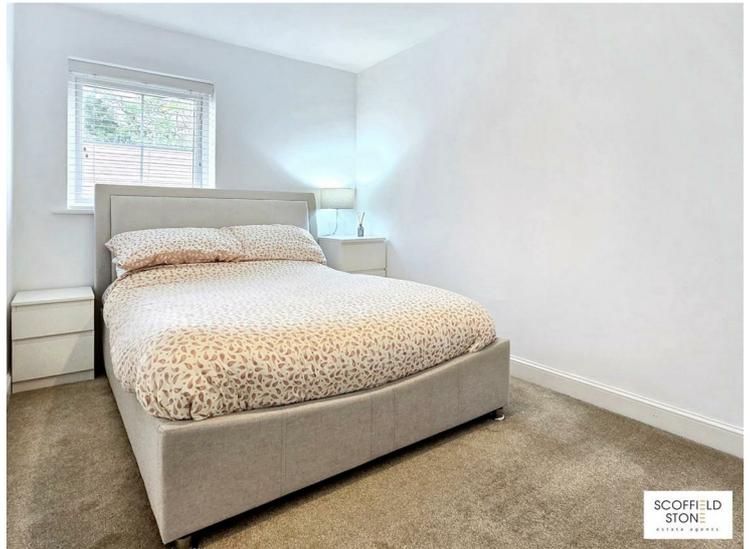
14'10 x 9'3 (4.52m x 2.82m)



Carpeted, two front aspect upvc double glazed windows, radiator, over stairs storage.

Bedroom Two

7'6 x 13'11 (2.29m x 4.24m)



Carpeted, rear aspect upvc double glazed window, radiator.

Bedroom Three

6'11 x 9'10 (2.11m x 3.00m)



Carpeted, rear aspect upvc double glazed window, radiator.

9 Selby Drive, Mickleover, Derby, DE3 0AS

Bathroom

7'5 x 6'1 (2.26m x 1.85m)



Having wood effect wood, side aspect obscure upvc double glazed window, bathtub with chrome mixer tap and plumbed shower over, low flush wc, pedestal wash hand basin with chrome monobloc tap, tiled splashbacks, chrome heated towel rail, shaving point.

OUTSIDE

Frontage and Driveway



To the front you will find a Tarmacadam driveway with adequate parking for two cars parked in tandem. A gravelled forecourt greets you at the main entrance.

Rear Garden



To the rear you will find an enclosed garden with lawn and patio.

Detached Multi-purpose Studio

9'3" x 14'11" (2.82 x 4.57)



Within the garden is a detached timber studio, with two windows and French doors, light and power.

Material Information

Please contact the office to discuss the material information held for this property.

Disclaimer

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

9 Selby Drive, Mickleover, Derby, DE3 0AS

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.

Location / what3words

what3words ///drums.bank.cakes

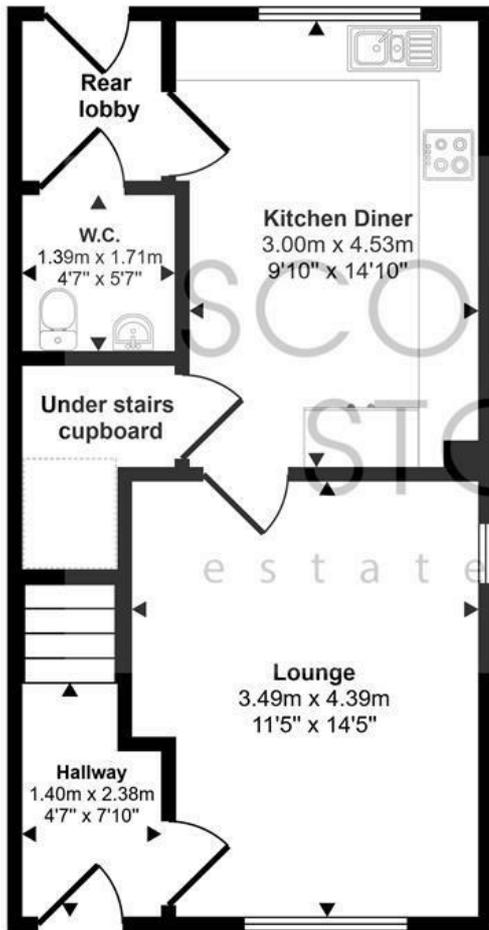
ID Checks for buyers

To keep the buying process safe and secure, we carry out ID checks on all buyers. This is a legal requirement that helps protect everyone involved in the sale and ensures a smooth transaction. There is a small charge of £25 per person to cover the cost of these checks.

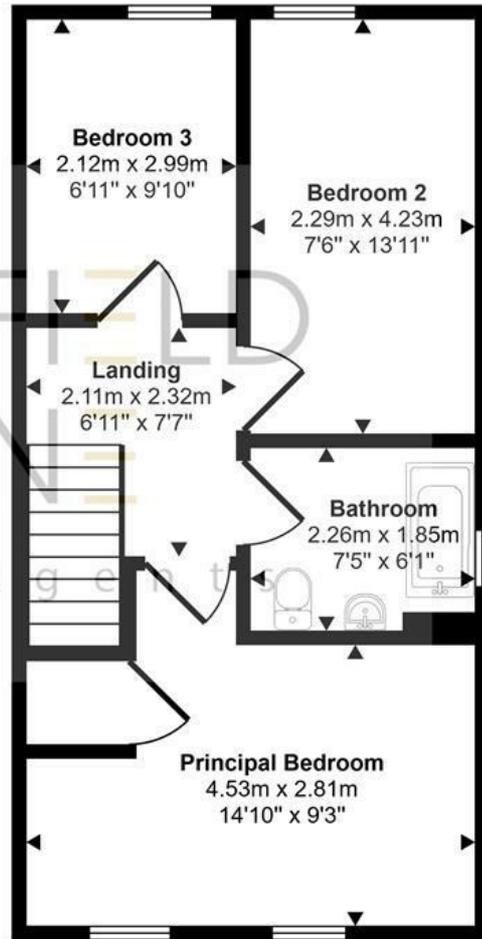


Sales: 01283 777100
Lettings: 01332 511000
www.scofieldstone.co.uk

Approx Gross Internal Area
84 sq m / 900 sq ft



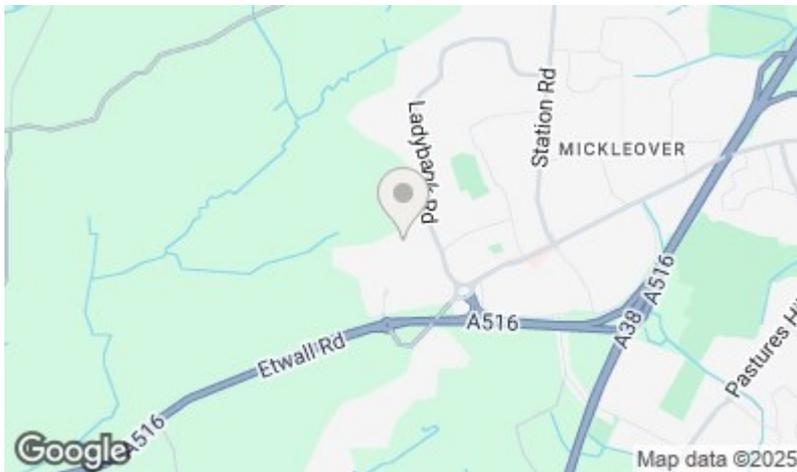
Ground Floor
Approx 42 sq m / 450 sq ft



First Floor
Approx 42 sq m / 450 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		84	
(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 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	



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