



7 Coltsfoot Drive

Sinfin | DE24 3LB | Guide Price £325,000

ROYSTON
& LUND

- Guide Price £325,000 - £330,000
- Spacious Living/Dining Room with Patio Doors & Windows
- Off-Road Parking for One Vehicle
- Close to Numerous Amenities
- Council Tax D
- Four-Bedroom Detached Home
- Principle Bedroom with Built in Storage & En-Suite with Shower
- Ground Floor WC
- EPC D
- Freehold





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Royston & Lund are delighted to present this exceptional four-bedroom detached family home, ideally positioned on the outskirts of Derby, just a short distance from Sinfin Moor Park. Offering generous living space and attractive rear views, this property is perfectly suited to modern family living.

The property opens into a welcoming entrance hallway, with a spacious living room to the left and a dining room to the right. Both rooms provide access to a well-appointed kitchen, complete with ample storage, workspace, and integrated appliances including an oven, hob, and fridge/freezer. A separate utility room offers additional practicality, with side access to the rear garden and a convenient ground floor WC.

To the rear, a bright and airy conservatory provides a fantastic additional living space—ideal for relaxing while enjoying views of the garden, or for entertaining family and friends. Double doors from the living room allow for a seamless flow between spaces.

Upstairs, the first floor offers four well-proportioned bedrooms and a family bathroom fitted with a round bath and overhead shower. The principal bedroom benefits from built-in storage and a private en-suite shower room.

Externally, the rear garden features a combination of patio and lawn all enclosed for privacy—perfect for outdoor dining or family use. The property also benefits from a driveway providing off-road parking for at least two vehicles.

For More Information: https://reports.sprift.com/property-report/?access_report_id=5179666

Freehold



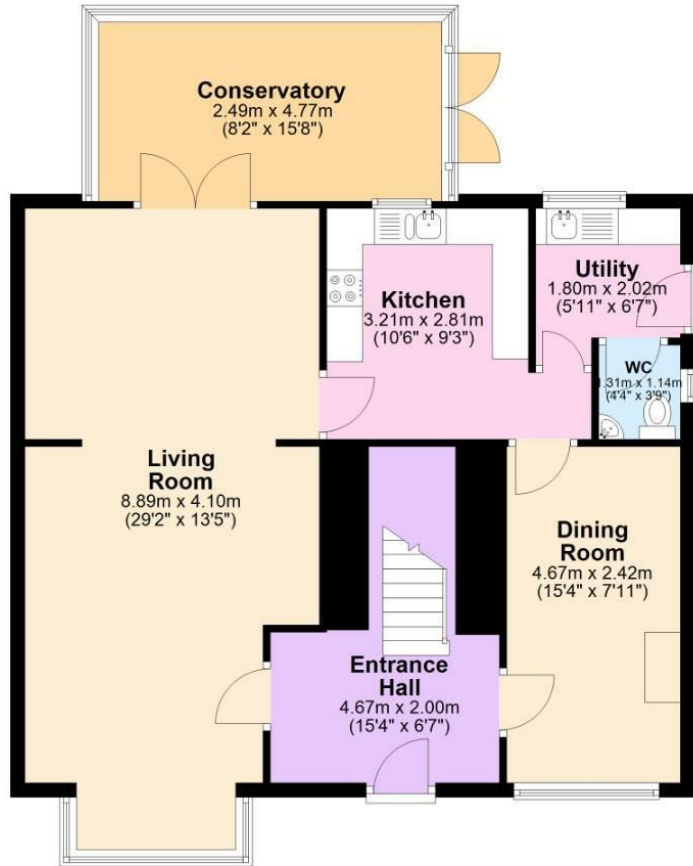


EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	75
(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	

Ground Floor

Approx. 86.2 sq. metres (927.7 sq. feet)



First Floor

Approx. 47.8 sq. metres (514.8 sq. feet)



Total area: approx. 134.0 sq. metres (1442.5 sq. feet)

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