



7 Kelvedon Drive, Heatherton Village, Derby, Derbyshire, DE23 3RZ

£415,000

CHAIN FREE - A well-presented four bedroom detached home in a sought-after Heatherton cul de sac. Highlights include bay fronted lounge, modern kitchen, en suite master bedroom, integral garage and landscaped garden. Ideal for families, with excellent local schooling, transport links and everyday amenities all close by.

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Summary Description

Located in a private cul de sac in the ever-popular Heatherton area of Derby, this neutrally presented four-bedroom detached home offers well-balanced accommodation ideal for growing families. The property benefits from an integral garage, enclosed rear garden, and driveway parking for two vehicles.

Internally, the accommodation comprises an entrance hall with access to the garage, spacious bay-fronted lounge with feature fireplace, and a dining room with French doors to the garden. The kitchen is fitted with gloss cream units, wood-effect worktops, and integrated appliances, supported by a separate utility and ground floor WC. Upstairs are three double bedrooms and a single, with the master enjoying an en suite shower room. A modern family bathroom includes a jacuzzi bathtub and quality fixtures throughout.

Outside, the rear garden has been landscaped with a mix of lawn, paved patio, and well-established planting, offering a pleasant and secure space for families and entertaining. The front includes lawned areas, tree planting, and a side-by-side driveway.

Heatherton is highly regarded for its family-friendly atmosphere, excellent transport links and proximity to a range of amenities. Local schooling includes the well-rated Griffie Field Primary and Derby Grammar School. The area offers convenient access to Derby city centre, A38 and A50 road networks, regular bus services, and local shopping at Heatherton Village and Littleover. It's a location that balances suburban peace with easy connectivity.

Entrance Hall

Having wood effect laminate flooring, front aspect part obscure glazed composite main entrance door, telephone point, radiator, access to garage.

Lounge

18'9" x 11'1" (5.74 x 3.4)



Having wood effect laminate flooring, front aspect upvc double glazed bay window, side aspect obscure upvc double glazed window, Adam style fireplace with inset living flame gas fire, tv point, two radiators.

Dining Room

11'0" x 8'10" (3.36 x 2.71)



Having wood effect laminate flooring, rear aspect upvc double glazed French doors to garden, radiator.

Kitchen

10'0" x 10'7" (3.05 x 3.25)



Having ceramic tile effect cushion flooring, rear aspect upvc double glazed window, inset wall and floor units to gloss cream with wood worktops, inset stainless steel sink with drainer, vegetable preparation and chrome mixer tap, integrated double electric oven, inset gas hob with chimney style extractor hood over, integrated dishwasher.

Utility

6'8" x 5'4" (2.04 x 1.65)

Having ceramic tile effect cushion flooring, rear aspect part obscure glazed galvanised door to garden, floor units to gloss cream with wood effect roll edge worktop, inset stainless steel sink with chrome mixer tap, under counter space and plumbing for washing machine, radiator, wall mounted Worcester gas combination boiler.

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Guest Cloakroom

Having ceramic tile effect cushion flooring, side aspect obscure upvc double glazed window, low flush wc, wall mounted wash hand basin with chrome hot and cold taps, radiator.

Stairs/Landing

Carpeted, side aspect obscure upvc double glazed window, wooden spindle balustrade, airing cupboard, access to roof space, radiator.

Bedroom One

12'4" x 11'2" (3.78 x 3.41)



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

En Suite Shower Room

Having ceramic tile effect cushion flooring, side aspect obscure upvc double glazed window, low flush wc, pedestal wash hand basin with chrome hot and cold taps, shower enclosure with plumbed shower, tiled splashbacks, shaving point, chrome heated towel rail.

Bedroom Two

10'0" x 9'5" (3.07 x 2.88)



Carpeted, rear aspect upvc double glazed window, fitted wardrobes, radiator.

Bedroom Three

9'7" x 11'5" (2.93 x 3.5)



Carpeted, front aspect upvc double glazed window, fitted wardrobes, radiator.

Bedroom Four

6'11" x 6'9" (2.12 x 2.08)



Carpeted, rear aspect upvc double glazed window, radiator, fitted wardrobe.

Bathroom

6'11" x 7'3" (2.12 x 2.21)



Having ceramic tile effect cushion flooring, rear aspect obscure upvc double glazed window, low flush wc, pedestal wash hand basin with chrome hot and cold taps, jacuzzi bathtub with chrome mixer tap having shower attachment, tiled splashbacks, chrome heated towel rail, shaving point.

Garage

17'7" x 8'2" (5.36 x 2.5)

With fibreglass up and over door, light and power.

OUTSIDE

Frontage and Driveway



Driveway parking for two cars parked side by side and lawn with hedged boundary and tree planting.

Rear Garden



An enclosed garden which has been landscaped to provide a mixture of paved patio, lawn and established herbaceous planting.

Potential Development

It is important to note that there is a parcel of land located directly opposite the property, across the entrance driveway, which could be ideal for the construction of a double garage, subject to the necessary permissions being granted.

Material Information

Verified Material Information

Council Tax band: E

Tenure: Freehold

Property type: House

Property construction: Standard undefined construction

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Energy Performance rating: C
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Mains gas-powered central heating is installed.
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Great
Parking: Garage and Driveway
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None
Public right of way: No
Long-term area flood risk: No
Historical flooding: No
Flood defences: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: No

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For additional material information, please follow the link:
<https://moverly.com/sale/GFNwoQWfxctaNPgbkxoU9q/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

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: £1500pcm

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.

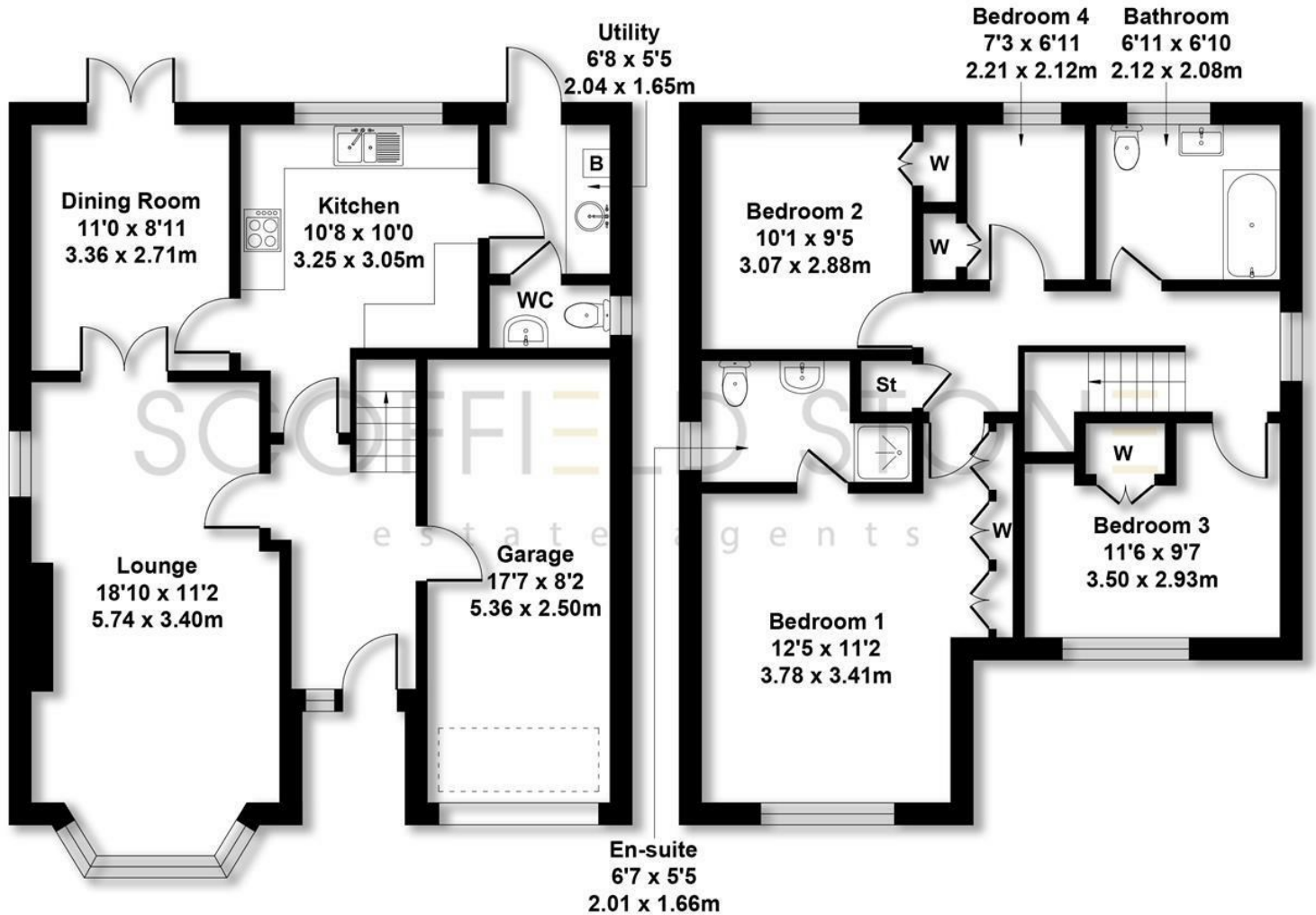
Location / what3words



Sales: 01283 777100
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Approximate Gross Internal Area
1453 sq ft - 135 sq m



Not to Scale. Produced by The Plan Portal 2025
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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 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	



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