

4 Bed House - Detached

Offers in the region of £335,000

 Cloverdale Drive, Sinfen, Derby, DE24 3JP



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BY PAD GROUP

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Nestled in the desirable area of Sinfin, Derby, this splendid detached house on Cloverdale Drive offers an exceptional living experience. With four generously sized bedrooms, this property is perfect for families seeking both space and comfort. The thoughtfully upgraded interiors showcase a high specification finish, ensuring a modern and stylish atmosphere throughout.

The house boasts two inviting reception rooms, providing ample space for relaxation and entertaining guests. Each room is designed to maximise natural light, creating a warm and welcoming environment. The superbly landscaped plot enhances the appeal of the property, offering a beautiful outdoor space for children to play or for hosting summer gatherings.

Situated in a popular location, this home benefits from convenient access to local amenities, schools, and transport links, making it an ideal choice for those looking to settle in a vibrant community. Whether you are enjoying a quiet evening in one of the reception rooms or hosting friends in the garden, this property is sure to impress.

In summary, this detached house on Cloverdale Drive is a rare find, combining modern upgrades with a fantastic outdoor space in a sought-after area. It presents an excellent opportunity for anyone looking to make a new home in Derby. The property is sold freehold. Council tax band D. Energy rating D.

Entrance Porch

Having UPVC double glazed entrance door with matching windows and quarry tiled floor.

Reception Hall



Having UPVC opaque double glazed entrance door with matching side light, radiator and staircase to first floor.

Sitting Room 15'9" x 13'6" (4.82 x 4.14)



The focal point of the room being the period

style fire surround with marble hearth and matching back plate, recessed coal effect living flame fire, two wall light points, television and media connection points, double radiator and UPVC double glazed square bay window to front aspect. Sliding French doors lead to the:-



Dining Room 9'8" x 8'11" (2.96 x 2.72)



Having a radiator. The room in turn flows through to the:-

Conservatory 8'11" x 8'9" (2.72 x 2.67)



Having a radiator, double glazed atrium roof with matching windows and UPVC double glazed French doors giving views and access over the mature, landscaped south facing rear garden.

Fitted Kitchen 10'4" x 9'2" (3.17 x 2.80)



Having a range of shaker style wall and base cupboards with natural wood working

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surfaces, inset black glass induction hob with electric fan assisted oven and grill, canopy extractor hood with down lighter, built in microwave, integrated larder fridge and dish washer, inset granite composite sink top, complimentary ceramic tiled splash backs with contrasting floor, walk in understairs storage cupboard, radiator, door to garage and UPVC double glazed window to rear aspect.

Utility Room 6'4" x 5'11" (1.95 x 1.82)



Having a range of matching wall and base cupboards, space and plumbing for automatic washing machine, concealed combination boiler, radiator, UPVC double glazed window and UPVC double glazed door to rear garden.

Guests Cloak Room/WC



Having concealed low flush wc and wash hand basin with vanity unit, chrome heated towel rail and UPVC opaque double glazed window to side aspect.

First Floor Landing

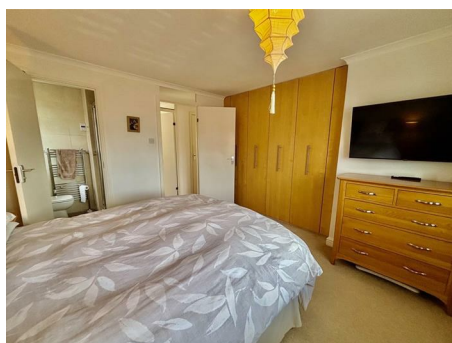


With access to roof space (having pull down loft ladder) and large full height storage cupboard.

Principal Bedroom 12'11" x 11'8" plus wardrobe depth (3.95 x 3.56 plus wardrobe depth)



Having a range of built in wardrobes, radiator and UPVC double glazed window. A door leads to the:-



Shower Room/En Suite



Having modern white three piece suite with mains fed shower, complimentary ceramic tiled walls, chrome heated towel rail, shaver socket and UPVC opaque double glazed window to side aspect.

Bedroom Two 10'9" x 8'1" (3.30 x 2.48)



Having built in wardrobes, radiator, television connection point and UPVC double glazed window.



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Bedroom Three 9'7" x 8'3" (2.93 x 2.53)



Having radiator and UPVC double glazed window.

Bedroom Four 8'3" x 8'1" (2.52 x 2.47)



Having built in wardrobes, radiator and UPVC double glazed window.

Bathroom



Having refitted modern white three piece suite with feature fixed head mains fed drench shower, tiled walls, heated towel rail and UPVC opaque double glazed window.

Outside



The property occupies a sizeable mature, south facing landscaped plot, at this popular residential address. To the front is a fenced boundary with block paved two car driveway and lawned fore garden, with the driveway leading to the integral brick garage, measuring internally 5.13 x 2.52, having feature electronic motorised roller shutter door, rear personal door and supplied with power and light. The south facing rear garden is enclosed by close panelled fencing, laid to a shaped lawn with full width patio area, separate sun terrace, feature ornamental pond, shrubbed borders, cold water tap, outside electric point and security lighting. Also included in the sale is the timber potting shed.

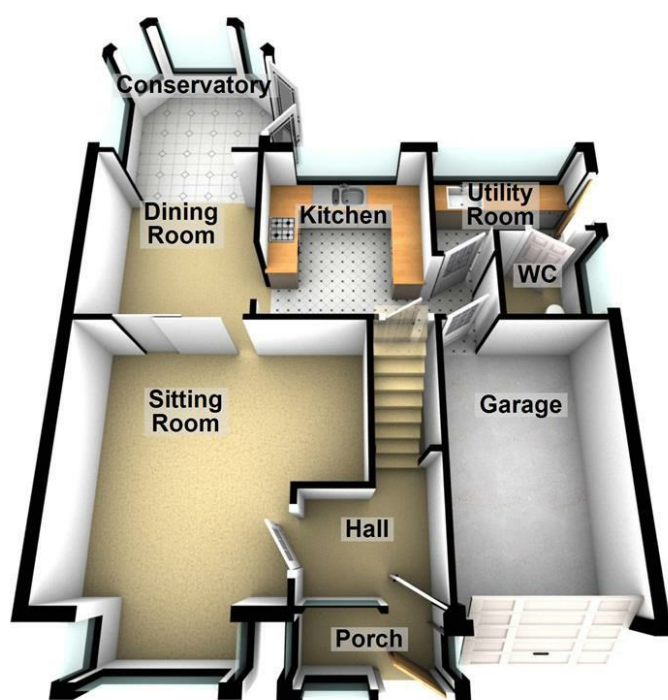


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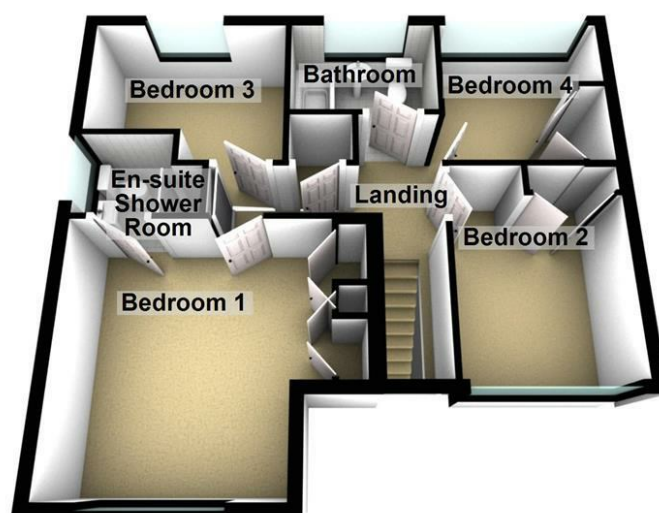
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Ground Floor



First Floor



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		