



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

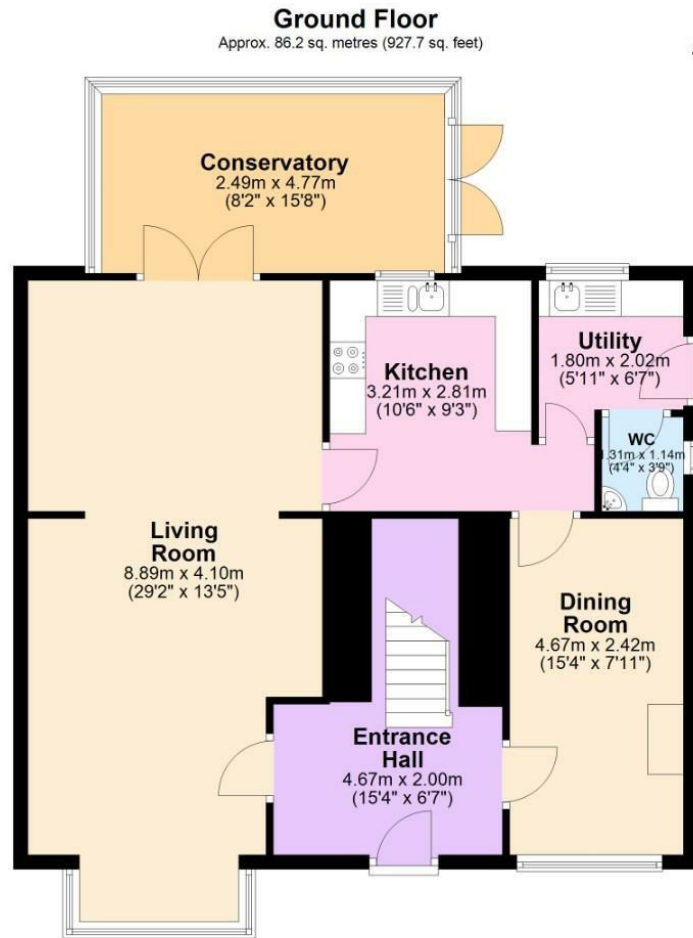
Freehold





EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	75
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		



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

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