



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](https://reports.sprift.com/property-report/?access_report_id=5179666)

Freehold



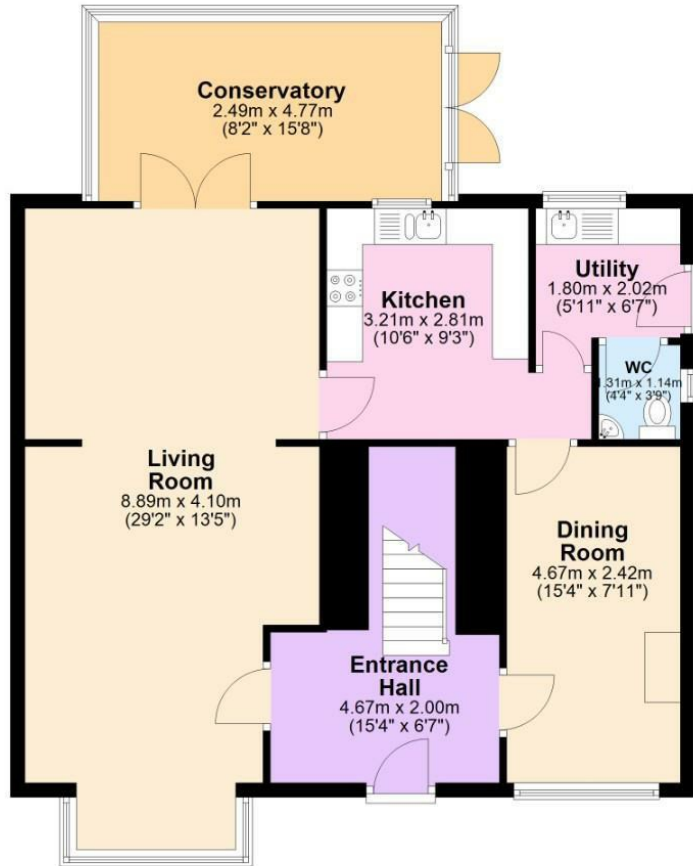


### EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>67</b>	<b>75</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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)

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. 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.

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