

CURRAN
BIRDS
CO



Coltsfoot Drive
Sinfin, Derby
£360,000



CURRAN BIRDS + CO

Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



SUPERB EXTENDED FAMILY HOME - A most attractive and comprehensively upgraded three/four-bedroom detached family home, occupying a delightful cul-de-sac position on the edge of this ever-popular development, with views over open fields and countryside to the rear. The property features a superb contemporary open-plan dining kitchen with an extended living area.

Originally built as a four-bedroom detached home, the property has been enhanced with a double-storey extension and now offers a spacious three double-bedroom layout, including two dressing rooms, while the primary bedroom also benefits from an en-suite shower room. The property could easily be reconfigured back to a four-bedroom layout if desired.

The accommodation benefits from stylish UPVC double-glazed flush casement windows to the front and side of the property and gas central heating. In brief, the living accommodation comprises an entrance hallway, a spacious lounge with bay window, and a superb dining kitchen fitted with contemporary units and opening into an extended living room. There is also a separate utility room and a downstairs wc. Upstairs, the first floor, the landing leads to three well-proportioned double bedrooms and a contemporary shower room. The spacious primary bedroom features an en-suite shower room, while the remaining two double bedrooms each include dressing rooms.

Externally, the property benefits from a generous tarmac driveway and a single integral garage. To the rear is a delightful low-maintenance garden featuring a paved patio, artificial lawn, and a raised timber-decked seating area.





Situated in the popular residential area of Sinfin, this beautifully presented and significantly upgraded four-bedroom detached home on Coltsfoot Drive offers stylish and versatile accommodation finished to an exceptional standard throughout. Ideal for modern family living, the property combines contemporary design with spacious open-plan living areas and high-quality fixtures and fittings.

The welcoming entrance hallway immediately sets the tone with its grey wood grain effect flooring, mirror, vertical column radiator and stylish engineered doors. The elegant living room enjoys a box bay window to the front elevation, a stunning limestone feature fireplace with remote-control log-effect fire, and recessed LED lighting, creating a warm yet sophisticated atmosphere.

The heart of the home is the impressive open-plan living, dining and kitchen space, thoughtfully designed for both entertaining and everyday living. The sleek white gloss handleless kitchen is complemented by composite work surfaces and a range of integrated Hotpoint appliances including oven, microwave, induction hob and extractor. From the kitchen, a useful storage cupboard is situated under the stairs and an internal door leads into the garage. The spacious rear living area benefits from windows overlooking the garden and sliding patio doors providing seamless indoor-outdoor living.



To the first floor are three/four versatile bedroom spaces, including a generous primary suite with fitted wardrobes and contemporary en-suite shower room. Bedroom two offers an extended layout with dressing area and attractive views across open fields, while bedroom three could easily be reconfigured to create a separate fourth bedroom if required. A stylish family shower room completes the accommodation.

Externally, the property benefits from a tarmac driveway, integral garage with electric door, and a beautifully landscaped rear garden featuring Indian stone patios, artificial lawns and raised timber decking, ideal for relaxing and entertaining.





CURRAN BIRDS + CO

The Location

Located in the residential area of Sinfín, this property benefits from convenient access to a range of local amenities. The nearby Sinfín District Centre offers a variety of shops, including a major supermarket, a post office, and a health centre.

The area is also home to Rolls-Royce's main site, one of the region's key employers. Excellent transport links provide easy access to Derby city centre and surrounding areas, with major routes such as the A38 and A50 connecting to the M1, the wider motorway network, and East Midlands Airport.

For leisure, the picturesque Stenson Marina—set along the Trent & Mersey Canal—is just a short drive away. Sinfín Golf Course offers a relaxing setting for a round of golf, while the nearby Moorways Sports Village and Water Park boasts a wide range of fitness and family facilities, including swimming pools and gym.







Coltsfoot Drive, Sinfin, Derby

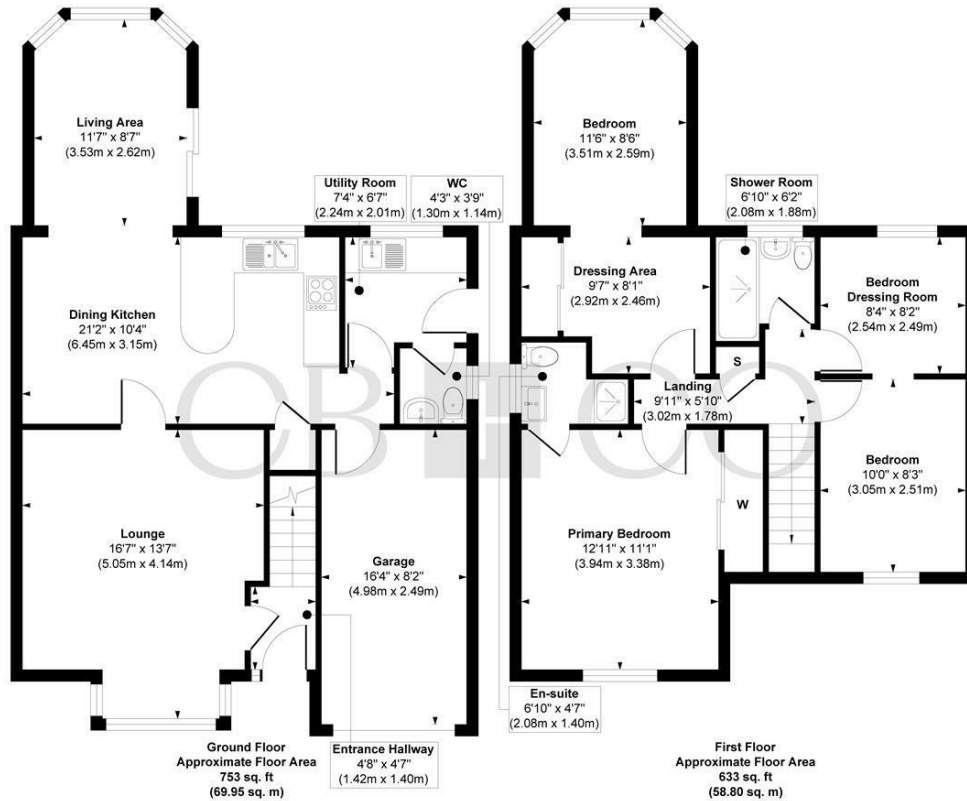
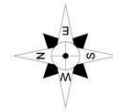


Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



The Particulars

- Superb Extended Three/Four Bedroom Detached Family Home
- Beautifully Presented & Comprehensively Upgraded to Quality Specification
- Ideal Family Home in sought after Cul-de-Sac Location - Backing Onto Fields
- Entrance Hallway, Stylish Lounge with Bay Window, Utility Room & WC
- Superb Contemporary Dining Kitchen with Extended Open Plan Living Room
- Three Double Bedrooms, Contemporary Shower Room
- Primary Bedroom with En-Suite, Two Bedrooms with Dressing Area/Potential Fourth Bedroom
- Generous Tarmac Driveway with Single Integral Garage
- Close to Rolls-Royce Main Site & Excellent Local Amenities
- Close to Open Countryside - Stenson Marina & Canal Side Walks

Size

Approx sq ft

Energy Performance Certificate (EPC)

Rating C

Council Tax Band

D

CURRAN BIRDS + CO

Let's *Talk*

01332 411050
hello@curranbirds.co
curranbirds.co

The particulars above are a guide, not an offer or contract. Descriptions photographs and plans are not statements or representations of fact. Measurements are approximate and not to scale. Prospective purchasers must verify the accuracy of the information within the particulars. Curran Birds + Co does not give any representations or warranties; nor represent the Seller legally. Curran Birds + Co has no liability, for any costs, losses or expenses incurred by the Seller or a prospective buyer relating to the sales and buying transaction. Our Sales Disclaimer, trading names and privacy policy on how your data is processed and used is found in full on our website in our Privacy Statement.

© Curran Birds + Co 2024 All rights Reserved