



£340,000

Cherrybrook Drive, Derby DE21 2SH

Detached House | 4 Bedrooms | 3 Bathrooms

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# Step Inside

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## Key Features

- Detached Family Home
- No Chain
- 4 Bedrooms & 2 Reception Rooms
- En- Suite & Guest WC
- Lovely Location With Woodland Outlook
- Drive & Garage
- Quiet Cul De Sac Location
- Ideal Family Purchase
- In Need Of Some Refurbishment
- Competitively Priced
- Council Tax Band D

## Property Description

An opportunity to acquire this spacious four-bedroom detached family home, pleasantly positioned within a private cul-de-sac and enjoying superb open outlooks to the side and rear elevations.

## Main Particulars

Derbyshire Properties are delighted to offer for sale this well-proportioned four-bedroom detached family home, tucked away in a sought-after private cul-de-sac. Offering versatile accommodation ideal for modern family living, the property enjoys attractive views over open land and woodland to the side and rear, offered for sale with no upward chain.

The accommodation briefly comprises: entrance hallway, living room, separate dining room, conservatory, fitted kitchen, rear hallway, guest cloakroom, and utility room. To the first floor, a central landing provides access to four bedrooms, a family bathroom, and an en-suite shower room to the principal bedroom.

Externally, the property is set within pleasant gardens to the front and rear, with a driveway providing off-road parking and an integral garage. An early internal inspection is highly recommended to fully appreciate the space, setting, and outlook on offer.

### Ground Floor

#### Entrance Hallway

Entered via a composite front door with adjoining obscured glazed side panel. Wood flooring, wall-mounted radiator and carpeted staircase rising to the first-floor landing.

#### Living Room

Featuring continued wood flooring, wall-mounted radiator, decorative wall lighting and coving. A large double-glazed bay window to the front elevation provides excellent natural light, complemented by a bespoke fitted media unit offering useful storage.

#### Dining Room

Situated between the living room and conservatory, with wood flooring, wall-mounted radiator and decorative coving.

#### Conservatory

Constructed from UPVC units, this space features a tiled floor with underfloor heating and a pitched roof, enjoys views over the rear garden, and provides direct access outside.

#### Kitchen

Fitted with a range of wall and base-mounted units with roll-top work surfaces incorporating a stainless-steel sink and drainer with mixer tap and tiled splashbacks. Integrated electric oven, four-ring gas hob with stainless-steel extractor canopy over, space and plumbing for a washing machine, and under-counter space for a fridge and freezer. Wood flooring, wall-mounted radiator, under-stairs storage cupboard and double-glazed window to the rear elevation.

#### Rear Hallway

Accessed via a double-glazed door from the side elevation. Tiled floor and doors leading to the guest cloakroom and utility room.

#### Utility Room

With base-mounted storage cupboard and work surface incorporating a stainless-steel circular sink. Under-counter space and plumbing for a tumble dryer and dishwasher, wall-mounted boiler, double-glazed obscured window and internal door providing access to the integral garage.

#### Guest Cloakroom

Comprising low-level WC and wall-mounted wash hand basin. Wood flooring, wall-mounted radiator and double-glazed obscured window.

#### First Floor

##### Landing

The landing features decorative coving, a ceiling-mounted loft access point, and doors leading to all bedrooms, the family bathroom, and the airing cupboard, which houses the hot water tank.

##### Bedroom 1

Double-glazed window to the front elevation, wall-mounted radiator, decorative coving and a range of fitted wardrobes with mirrored sliding doors.

##### En-suite

Fitted with a three-piece suite comprising low-level WC, vanity wash hand basin and a large shower enclosure with wall-mounted electric shower. Part-tiled walls, double-glazed obscured window, extractor fan and electric shaver point.

##### Bedroom 2

Double-glazed window to the front elevation and wall-mounted radiator.

##### Bedroom 3

Currently used as a home gym, with double-glazed window to the rear elevation and wall-mounted radiator.

##### Bedroom 4

Double-glazed window to the rear elevation, wall-mounted radiator and fitted wardrobe with sliding doors.

##### Bathroom

Comprising a three-piece white suite including low-level WC, pedestal wash hand basin and wood-panelled spa bath with electric shower and folding shower screen. Fully tiled walls, double-glazed obscured window, wall-mounted radiator, extractor fan and spotlight lighting.

#### External

##### Outside

The property is approached via a shared driveway leading into this private cul-de-sac. The front garden is mainly laid to lawn with fenced and hedged boundaries, a two-

car tarmac driveway and access to the integral garage.

The rear garden enjoys a particularly pleasant woodland outlook and features a lawned garden, paved entertaining terrace, timber fence boundaries, outside tap and security lighting.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2026 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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