

COX GREEN COURT, HEATHERTON VILLAGE, DERBY

PRICE £500,000

4 BEDROOM | 2 BATHROOM | 3 RECEPTION



WELCOME TO COX GREEN COURT

This beautifully presented family home offers an impressive combination of versatile living, contemporary improvements and a wonderfully private setting. Positioned at the head of a quiet cul-de-sac, the property provides an excellent lifestyle for modern family living, with generous reception spaces, four bedrooms and adaptable accommodation to suit changing needs.

A particular highlight is the impressive rear garden room, where a high-pitched ceiling, remote-controlled roof windows and bi-folding doors create a bright and sociable space overlooking the landscaped garden. The stylish kitchen and breakfast area provides an excellent everyday hub, whilst the lounge offers a welcoming retreat with its multi-fuel stove.

The property has also benefited from significant improvements, including an air source heat pump, solar panels, upgraded bathrooms, new windows and doors, quartz kitchen worktops and renewed external finishes. Outside, private landscaped gardens, extensive parking, electric car charger, a workshop and excellent storage further enhance this exceptional home.

THE DETAIL

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The property is entered through a storm porch and front door with inset frosted glazing, opening into a welcoming hallway finished with Karndean-style flooring. The flooring continues through the lounge, dining room, garden room, kitchen, breakfast area and utility, creating a cohesive finish across the principal ground-floor spaces. The front-facing lounge features a multi-fuel stove, ceiling coving and double doors opening into the dining room, creating an ideal arrangement for both everyday relaxation and entertaining.

From the dining room, the accommodation flows into the impressive rear garden room. Designed to maximise natural light and garden views, this space features a high-pitched ceiling, remote-controlled Velux roof windows and bi-folding doors opening directly onto the patio and gardens. The ground floor also provides a useful study with rear window and double doors leading into an additional converted area, offering flexibility as a second study, music room, ground-floor bedroom or further living space. A downstairs WC, understairs storage and practical utility room add further convenience.

The kitchen overlooks the garden and incorporates matching wall and base units, recently fitted quartz worktops, a one-and-a-half bowl sink, gas hob, cooker hood, integrated oven and grill, plus dishwasher. The adjoining breakfast area provides space for a table, while the utility includes matching cabinetry, sink, washing machine plumbing and garden access.

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To the first floor are four bedrooms, with built-in wardrobes to three, including the front-facing principal bedroom. The principal bedroom also benefits from an ensuite shower room with thermostatic shower, contemporary basin on granite base and tiled walls. The family bathroom includes a panel bath, rainfall shower, basin, WC, heated towel radiator and shaver point. The landing provides loft access, an airing cupboard and a pull-down ladder to a well-insulated, partially boarded loft.

Externally, the property enjoys a wide new tarmac driveway providing parking for three vehicles with fitted electric car charger, alongside a lawned area. The private rear garden features lawns, established planting, pebble beds, patios, a seating area beneath a pagoda, outside tap, lighting and a substantial timber shed. Side access leads to a workshop, covered lean-to and log store. Further improvements include an air source heat pump, new radiators, hot water tank, solar panels with Solar iBoost, new fascias and guttering, renewed rear lawn, Verisure alarm system and video doorbell.

Heatherton Village is a popular residential setting offering a balance of established community living and convenient access to Derby and surrounding areas. The property is well placed for local amenities, schools, everyday shopping and leisure facilities, and benefits from being within the Littleover Community School catchment area.

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CAR







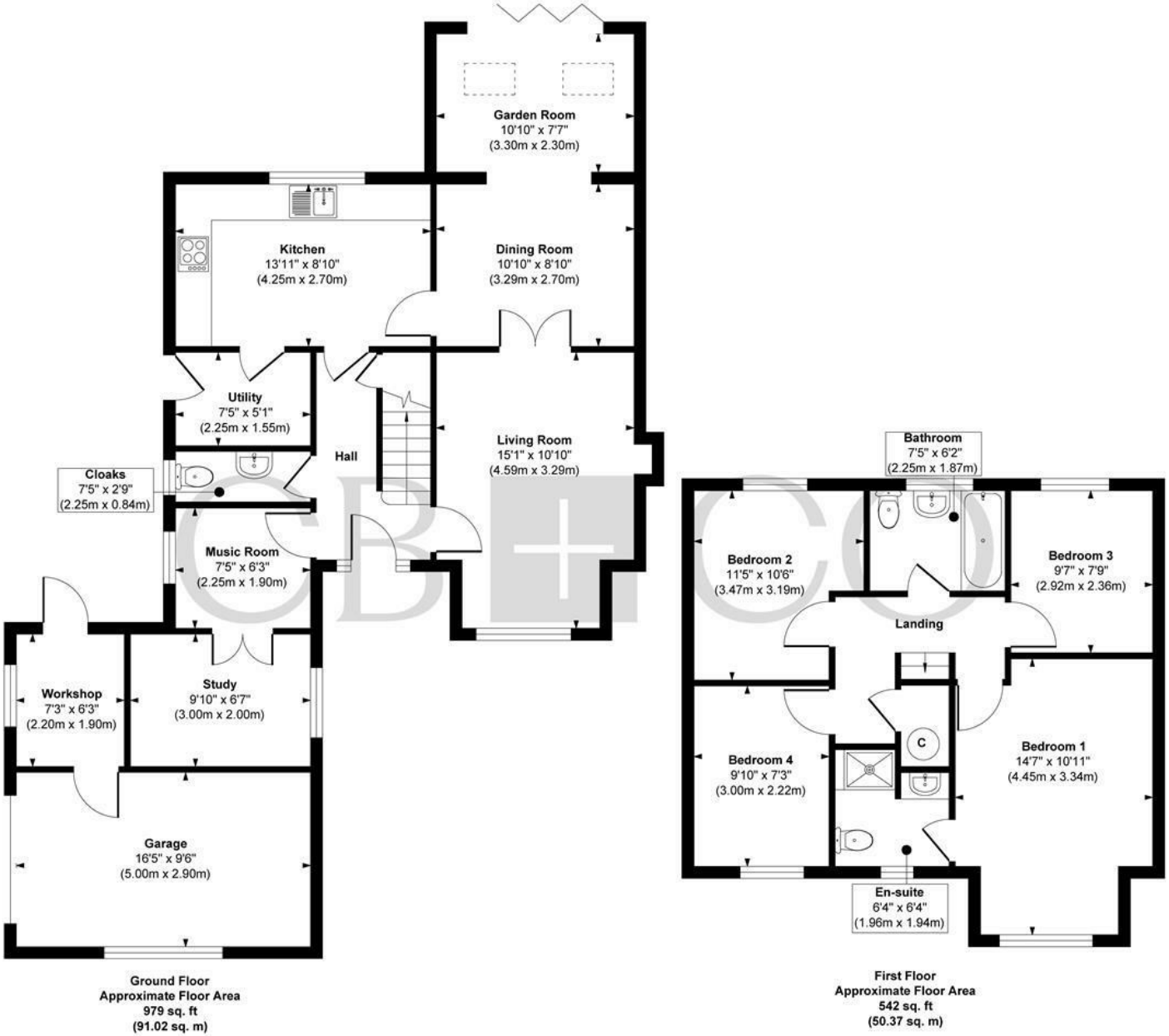








Cox Green Court



Ground Floor
Approximate Floor Area
979 sq. ft
(91.02 sq. m)

First Floor
Approximate Floor Area
542 sq. ft
(50.37 sq. m)

Approx. Gross Internal Floor Area 1521 sq. ft / 141.39 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

THE PARTICULARS

APPROX

1521.00 sq ft

EPC RATING

C

COUNCIL TAX BAND

E

- Modern Four Bedroom, Extended Detached Property, Cul-de-sac Location
- Impressive Rear Garden Room Featuring A High-Pitched Ceiling
- Garage Conversion Providing A Versatile Additional Space Ideal For A Study, Music Room,
- Stylish Rear-Facing Kitchen And Breakfast Area With Recently Fitted Quartz Worktops
- Principal Bedroom With Built-In Wardrobes And A Well-Appointed Ensuite Shower Room
- Air Source Heat Pump, Solar Panels With Solar iBoost System
- Beautifully Landscaped And Private Rear Garden With Renewed Lawn, Patio Areas And Seating Areas
- Recently Renwed Tarmac Driveway Providing Off-Road Parking For Three Vehicles, Electric Car Charger
- Workshop, Timber Shed, Covered Lean-To And Log Store Providing Excellent Outdoor Storage
- Littleover School Catchment

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DARLEY ABBEY MILLS

THE MILLS

First Floor
Darley Abbey Mills
Middle Mill
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MICKLEOVER

THE STUDIO

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