

Greenwich Drive South

Derby, DE22 4FW



Attractive modern four bed with a great layout providing everything your family needs. located on a popular modern development with easy access to an excellent range of amenities including shops schools and transport links making it the perfect location for busy modern life.

£325,000



John German

Entrance to the property is by means of a composite entrance door opening into a spacious entrance hall with stairs rising to the first floor, understairs storage, laminate flooring and doors leading off to the ground floor living spaces and the ground floor guest WC which is fitted with a low flush WC and washbasin. The lounge is an excellent size and overlooks the green to the front via an attractive bay window whilst the large dining kitchen spans the full width of the rear of the house and overlooks the south facing rear garden. The kitchen area is fitted with a range of contemporary base and eye level units with wood effect worktops, one and a half bowl stainless steel sink unit, built-in double oven, gas hob, brushed aluminium splashback and extractor hood over, integrated dishwasher and space for an American style fridge freezer. Laminate flooring continues along to the opposite end of the room where there is a large dining area with French doors opening into the garden.

The utility room is located off the kitchen and fitted with a matching range of units with an integrated washing machine and wood effect worktops.

On the first floor there are three well proportioned bedrooms and a fourth master bedroom fitted with an ensuite shower room comprising double shower, pedestal washbasin and a low flush WC.

The family bathroom completes the internal accommodation and is fitted with a full three piece suite comprising panelled bath with shower over, pedestal washbasin and low flush WC.

Outside the property shares a private driveway opposite an attractive green with wrought iron fencing and set with mature trees. There is also a small further enclosed play area designed for very young children. The property also has its own private driveway on the left hand side of the property which provides ample parking as well as access to a brick built single garage with power connected and an up and over vehicular door. Gated access opens into the south facing rear garden which enjoys a good degree of privacy, being mainly laid to lawn with a paved patio area adjacent to the rear of the house and a timber garden shed.

The location - This estate gives easy access to an excellent range of amenities in both Mickleover and Mackworth both of which offer a great range of shops, schools, leisure and healthcare facilities with pleasant walks on the surrounding footpaths. Easy access is available into Derby city centre, the A38, A52 and both Mackworth and Markeaton Parks.

It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Driveway & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Derby City Council / Tax Band

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA19032025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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