



**The Greenway, Elvaston Meadows, DERBY, DE72 3UL**

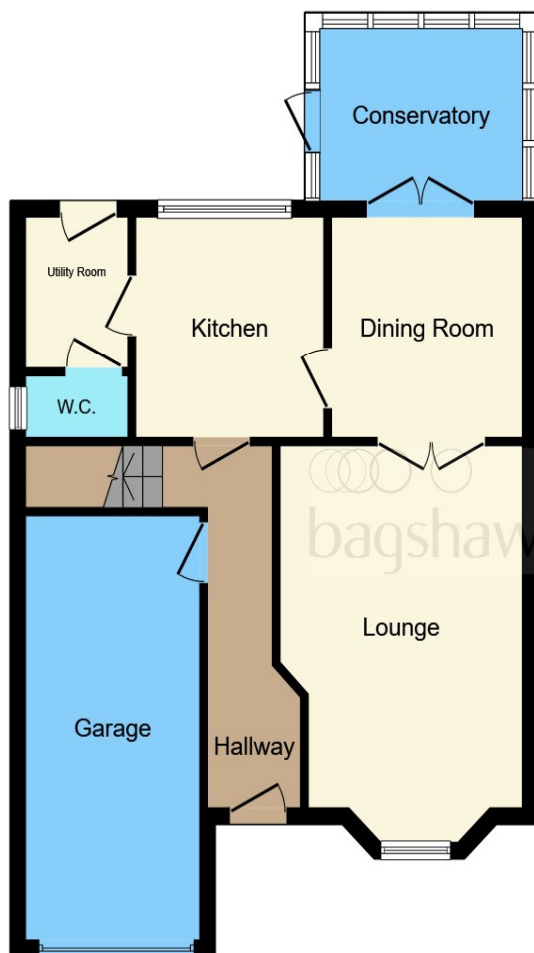


**welcome to**

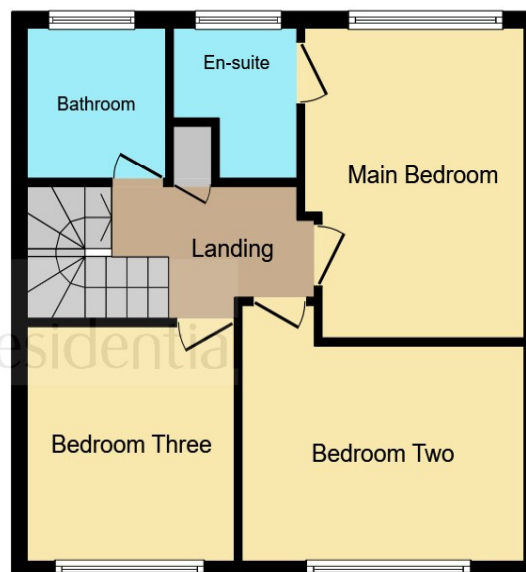
**The Greenway, Elvaston Meadows, DERBY**

A spacious and beautifully maintained three-bedroom detached home in the sought-after village of Elvaston Meadows. Featuring a conservatory, garage, ensuite master, and private garden - perfect for growing families seeking comfort and convenience.





**Ground Floor**



**First Floor**

### **Lounge**

15' 3" Max x 10' 9" Max ( 4.65m Max x 3.28m Max )

### **Dining Room**

9' 3" Max x 8' 6" Max ( 2.82m Max x 2.59m Max )

### **Kitchen**

9' 9" Max x 8' 5" Max ( 2.97m Max x 2.57m Max )

### **Conservatory**

7' 2" Max x 9' 11" Max ( 2.18m Max x 3.02m Max )

### **Garage**

17' 9" Max x 7' 9" Max ( 5.41m Max x 2.36m Max )

### **Main Bedroom**

13' 3" Max x 10' 3" Max ( 4.04m Max x 3.12m Max )

### **Bedroom Two**

9' 9" Max x 12' 3" Max ( 2.97m Max x 3.73m Max )

### **Bedroom Three**

10' 3" Max x 9' 11" Max ( 3.12m Max x 3.02m Max )

### **Bathroom**

6' 9" Max x 6' 7" Max ( 2.06m Max x 2.01m Max )

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## The Greenway, Elvaston Meadows, DERBY

- Spacious three-bedroom detached home in popular Elvaston Meadows
- Bright conservatory overlooking private rear garden
- Ensuite to main bedroom and modern family bathroom
- Separate lounge and dining room for flexible living
- , Well-equipped kitchen with utility room and downstairs WC

Tenure: Freehold EPC Rating: C  
Council Tax Band: D

**£355,000**



Set in the highly desirable Elvaston Meadows, this beautifully presented three-bedroom detached home combines space, comfort, and modern living. From the moment you step into the welcoming hallway, you're greeted by a warm and homely feel. The cosy lounge flows into a separate dining room and a bright conservatory, offering the perfect spot to relax and enjoy views of the private rear garden. The well-equipped fitted kitchen, complemented by a useful utility room and downstairs WC, ensures practical family living. Upstairs, the property boasts three generous double bedrooms, including a main bedroom with ensuite and built-in storage. A modern family bathroom with a shower completes the layout.

Outside, the well-maintained garden features both a patio and lawn area - ideal for entertaining or quiet evenings outdoors. With a garage and driveway parking, this property is ready to move into and enjoy immediately.

Elvaston Meadows is a charming and sought-after village offering a peaceful lifestyle while remaining close to major routes such as the M1, A50, and A38, making commuting simple. The area is known for its welcoming community, green spaces, and proximity to excellent schools and amenities - an ideal setting for families.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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