



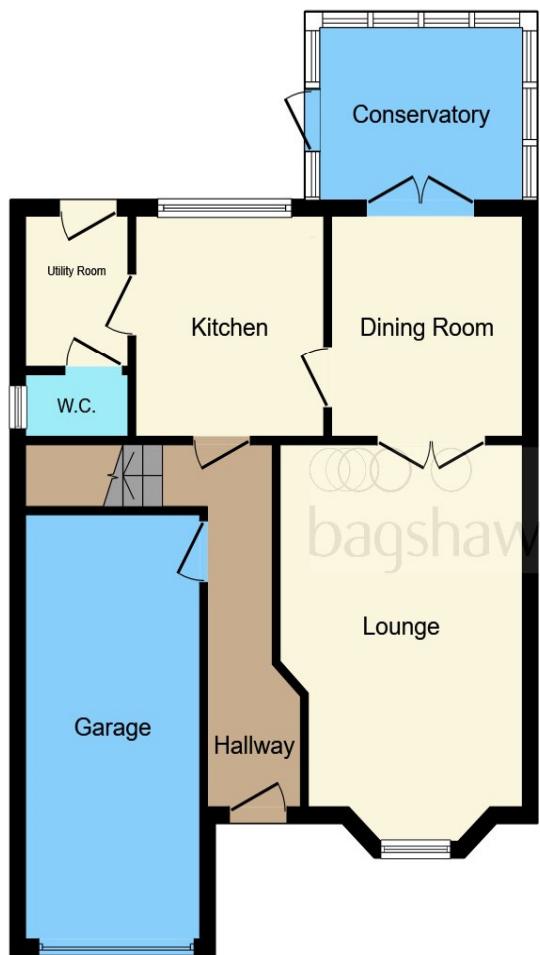
The Greenway, Elvaston Meadows DERBY, DE72 3UL

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

welcome to

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

offers in the region of

£325,000



view this property online bagshawsresidential.co.uk/Property/DBY120954

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



Property Ref:
DBY120954 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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