



GREENLAND AVENUE, DERBY

PRICE £200,000

3 BEDROOM | 1 BATHROOM | 1 RECEPTION



WELCOME TO GREENLAND AVENUE

BEAUTIFULLY PRESENTED THREE-BEDROOM SEMI-DETACHED HOME – This attractive family home offers a well-balanced combination of generous living space, modern finishes and versatile accommodation, with a particularly impressive multi-level garden providing several areas to enjoy throughout the year.

The property has been carefully maintained and features oak internal doors throughout, creating a consistent finish across the home. The ground floor offers a welcoming lounge, a spacious kitchen diner and a bright conservatory overlooking the garden, providing plenty of flexibility for both everyday family life and entertaining.

Upstairs, there are two excellent-sized double bedrooms alongside a well-proportioned single bedroom and a family bathroom. Outside, the property benefits from a gated driveway leading alongside the house to a single garage, while the rear garden offers a combination of decking and lawn arranged over different levels.

With its generous accommodation, attractive presentation, useful storage and versatile outside space, this is a home that offers both practicality and plenty of opportunity for comfortable family living.

THE DETAIL

The Detail

Approached via a porch with useful space for coats and shoes, the property opens into a welcoming hallway finished with vinyl flooring. The hallway benefits from fitted storage and additional under-stairs storage, providing practical space for everyday essentials. Oak internal doors run throughout the home, adding a consistent and quality finish.

The lounge is a comfortable reception room with neutral carpeting and a characterful brick fireplace incorporating a gas fire, creating a pleasant focal point. To the rear, the spacious kitchen diner provides an excellent setting for family meals and entertaining, with ample room for a large dining table and chairs. The modern grey shaker-style kitchen is complemented by white worktops and includes a brand-new oven, electric hob and extractor fan. A door provides direct access to the driveway, while patio doors lead through to the conservatory.

The conservatory offers an additional seating area with large windows overlooking the garden and a further door providing direct access outside. Upstairs are two generous double bedrooms and a well-proportioned single bedroom. The rear bedroom benefits from a useful storage cupboard housing the boiler, while both double bedrooms feature chimney breasts. The family bathroom is fitted with a bath, electric shower with handheld attachment, wash basin and WC.

Outside, the gated driveway provides parking and continues alongside the property to the single garage. The garage benefits from additional storage beneath due to the multi-level garden. The rear garden features an elevated decked area adjoining the conservatory, steps down to a second decked section and a generous lawn.

Mackworth is a popular residential area offering convenient access to Derby city centre and a range of local amenities, schools and everyday facilities. The surrounding area also provides excellent road connections for commuters, while nearby green spaces and local amenities add to the convenience of the setting.

AML Verification

In accordance with UK Anti-Money Laundering Regulations, all buyers will be required to complete an identity verification check when an offer is accepted. A fee of £25 + VAT per purchaser is payable.

CB+CO





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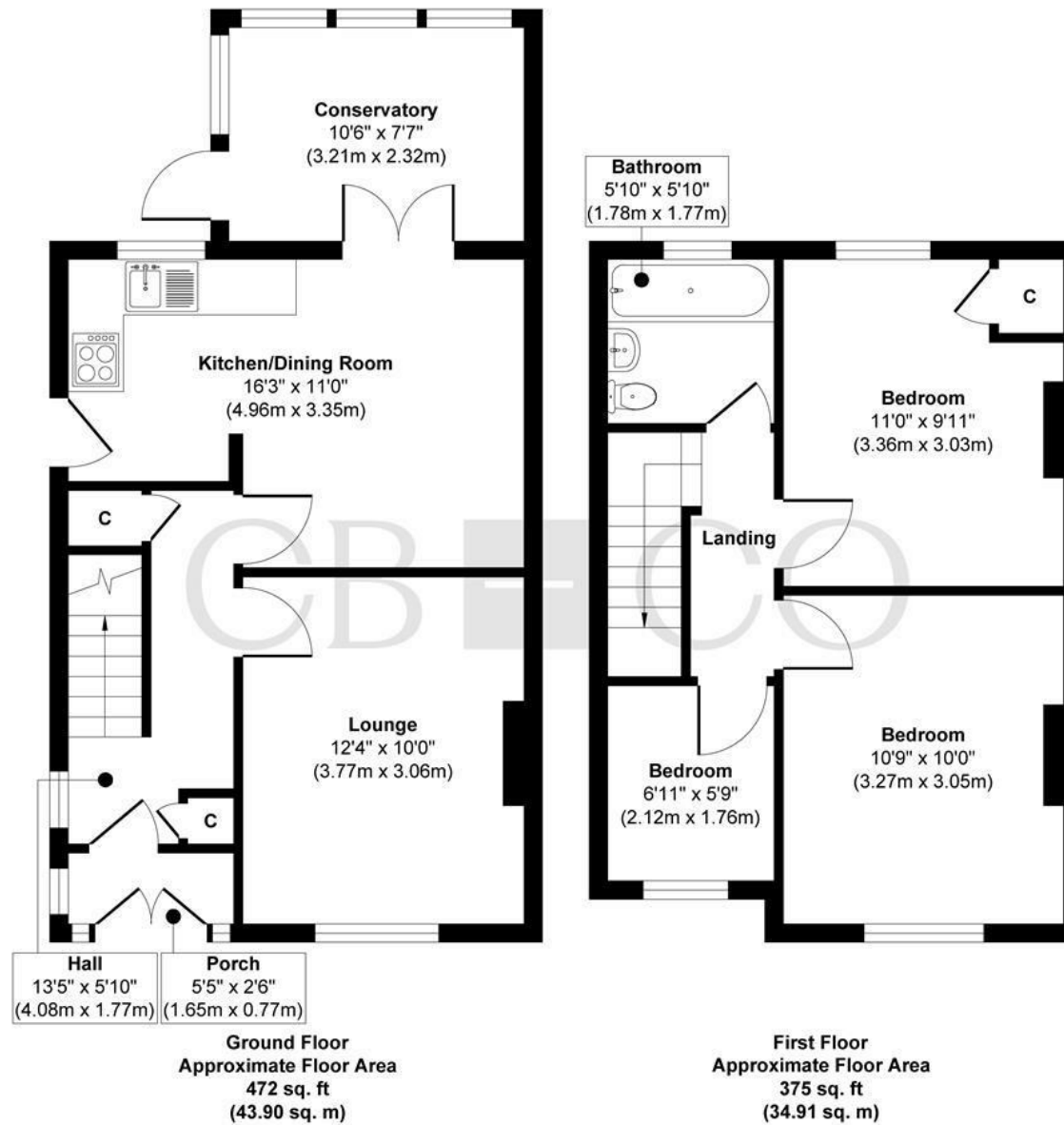








Greenland Avenue



Approx. Gross Internal Floor Area 847 sq. ft / 78.81 sq. m

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

Produced by Elements Property

THE PARTICULARS

APPROX

sq ft

EPC RATING

D

COUNCIL TAX BAND

A

- Beautifully Presented Three-Bedroom Semi-Detached Home – A well-maintained and thoughtfully presented family home offering spacious and versatile accommodation across two floors.
- Generous And Versatile Family Accommodation – The property provides a well-balanced layout with comfortable reception space, a spacious kitchen diner, conservatory and three bedrooms, making it well suited to family life.
- Spacious Kitchen Diner With Large Dining Area – The kitchen diner provides generous space for a large family dining table and chairs, creating a sociable setting for everyday meals and entertaining.
- Bright Conservatory Overlooking The Rear Garden – Positioned off the kitchen diner, the conservatory provides an additional seating area with large windows overlooking the garden and direct access outside.
- Modern Grey Shaker-Style Kitchen With White Worktops – The contemporary kitchen combines grey shaker-style cabinetry with contrasting white worktops, creating a practical and attractive space for everyday cooking.
- Two Excellent-Sized Double Bedrooms Plus Single Bedroom – Upstairs are two generous double bedrooms alongside a well-proportioned single bedroom, offering flexible accommodation for families, guests or home working.
- Gated Driveway Leading To Single Garage – A gated driveway provides convenient off-road parking and runs alongside the property to the single garage, which also benefits from additional storage.
- Oak Internal Doors Throughout The Property – Oak internal doors are fitted throughout the home, creating a consistent and attractive finish which complements the neutral presentation.
- Versatile Multi-Level Rear Garden With Decking And Lawn – The rear garden is arranged over several levels, featuring a raised decked area near the conservatory, a second decked section and a generous lawn, creating several spaces for relaxing and outdoor
- Convenient Mackworth Location With Excellent Local Access – Situated within this established residential area, the property provides convenient access to local amenities, schools, Derby city centre and surrounding areas, making it a practical setting for

DARLEY ABBEY MILLS

THE MILLS

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Darley Abbey Mills
Middle Mill
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MICKLEOVER

THE STUDIO

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