



ROB LETTS

exp UK

Derwent Close, Elvington

Guide Price £400,000

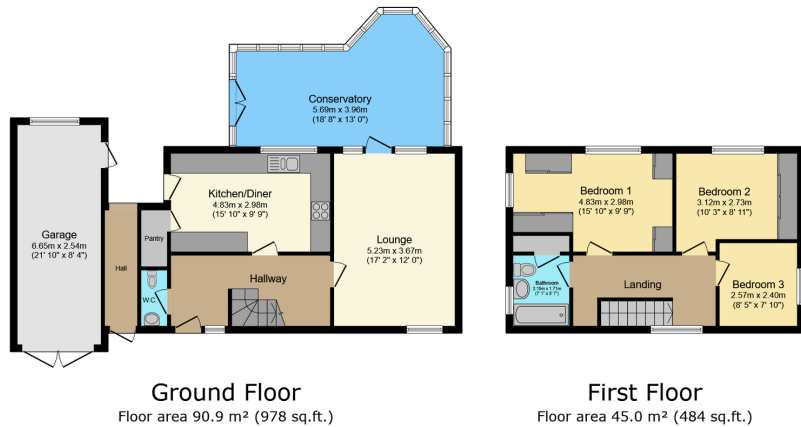
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RL0918 - Derwent Close is a delightful three-bedroom detached home located in the charming village of Elvington. This property holds a special place in my heart, as I had the privilege of selling it to the current owners 22 years ago, and I'm honoured to bring it back to market.

Situated on an extremely generous plot in a desirable non-estate position, this home enjoys lovely views over fields to the front. It features off-street parking and a detached garage, ideal for additional storage or as a workshop. The standout feature of this property is its expansive garden – a true highlight for anyone seeking outdoor space. Perfect for children to play, pets to roam, or even a touch of "The Good Life," the garden has hosted chickens, rabbits, and offers an additional orchards area beyond the main fenced garden. Inside, the property benefits a spacious and versatile layout, thoughtfully designed for family living. On the ground floor, you'll find a welcoming entrance hallway, ground floor w.c., a modern kitchen diner with large pantry style cupboard, and a generously sized lounge with access to a large conservatory. The conservatory overlooks the beautiful garden and provides a perfect spot to enjoy the outdoors throughout the year. Upstairs, there are three well-proportioned bedrooms and a family bathroom, offering ample space for everyone. What makes this property even more exciting is its incredible potential for extension and development, subject to the usual planning permissions and building regulations.

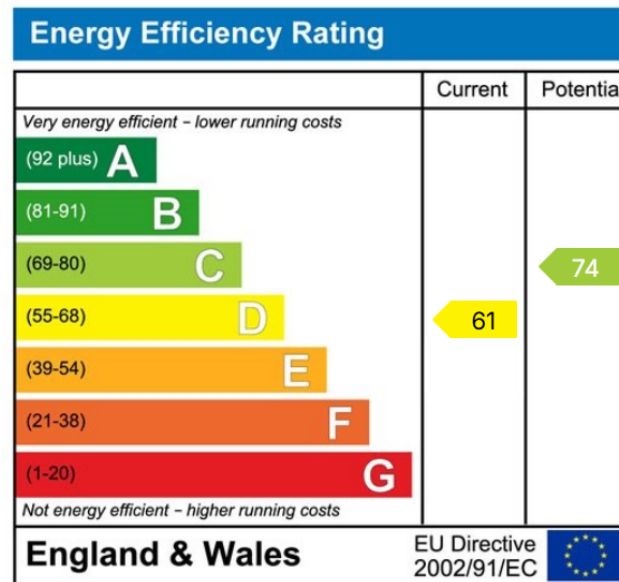




TOTAL: 135.9 m² (1,462 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.ie

- Detached House
- Kitchen / Diner
- HUGE Garden
- Attached Garage & Off Street Parking
- No Forward Chain
- Three Well Proportioned Bedrooms
- Generous Sized Lounge & Large Conservatory
- Ground Floor W.C.
- Popular Commuter Village Within Fulford Secondary School Catchment
- Quote RL0918 To Book Your Viewing



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