



Carsington Crescent  
Allestree DERBY



## Property Description

Hall and Benson are pleased to market this spaciously modern four bedroom detached family home which has gone through extensive modernisation as well as extensions. Carsington Crescent is in close proximity to a wide range of local amenities including shops, schools, bus routes and major road links. In brief this beautiful property comprises of; An entrance hallway, internal access to the garage, living room to the front, Kitchen in the heart of the property leading to the dining area and rear study, as well as a utility room and downstairs shower room. To the first floor there are four spacious bedrooms all with fitted wardrobes and bedrooms one and two additionally benefit from their own en-suites. To the outside of the property the front benefits from ample off road parking, brick boundary wall to the front and access to the rear garden through a secure side gate. The rear garden is fully enclosed and benefits from a lawned area, fenced boundaries and decking area allowing a great space to host friends and family and with the bi-fold doors on the rear wall of the dining area it incorporates outside with in. The property also benefits from zonal underfloor heating to the downstairs. To truly appreciate what this home has to offer call our team today and book your exclusive viewing.

## Entrance Hallway

The property is entered via composite door to the front leading into the spacious hallway with stairs rising to the first floor and doors off to the lounge, kitchen/ diner and garage.

## Lounge

Having carpet flooring, spot lights to the ceiling, two triple glazed velux windows and UPVC triple glazed window to the front elevation.

## Kitchen/Diner

### Kitchen Area

The kitchen is beautifully presented with a range of matching high quality wall and base units with quartz work surfaces over, quartz splashback boarding, inset stainless steel sink and drainer with mixer tap over, range of Neff integrated appliances including gas hob with extractor over, double electric eye-level ovens and dishwasher, integrated fridge and freezer, wood effect tiled flooring, door to the utility room, door to storage cupboard and pen access to the dining area,

## Dining Area

Having a continuation of the wood effect tiled flooring, double doors to the study, spot lighting to the ceiling, large sky light window providing plenty of natural lighting and triple glazed bi-fold doors to the rear.

## Study

Having laminate flooring, spot lights to the ceiling, velux window, floor to ceiling triple glazed window and triple glazed doors to the side leading to the rear garden.

## Utility Room

Having matching wall and base units with quartz work surfaces over, plumbing for washing machine and dryer, triple glazed obscured door to the side elevation, continuation of the wood effect tiled flooring and door to downstairs shower room.

## Shower Room

Having fully tiled shower cubicle with mains fed shower over, vanity wash hand basin, low level W.C, partly tiled walls, tiled flooring and triple glazed obscured window.

## First Floor Landing

Having doors off to the bedrooms and bathroom

## Bedroom One

Having triple glazed windows to the front and rear elevation, fitted furniture including double door fronted wardrobes, triple door front wardrobe and drawers, carpet flooring, a radiator, loft access and door to en suite.

## En-Suite

Having fully tiled shower cubicle with mains fed shower over, vanity wash hand basin, low level W.C, partly tiled walls, heated towel rail, tiled flooring and triple glazed obscured window.

## Bedroom Two

Having triple glazed window to the front elevation, carpet flooring, a radiator, built-in wardrobes and door to en suite.

## En-Suite

Having fully tiled shower cubicle, wash hand basin, low level W.C, tiled walls, heated towel rail and tiled flooring.

## Bedroom Three

Having two triple glazed windows to the rear elevation, carpet flooring, a radiator and built-in wardrobes.

## Bedroom Four

Having triple glazed window to the rear elevation, carpet flooring, a radiator and fitted wardrobes.

## Family Bathroom

Having panelled bath, low level W.C, wash hand basin, triple glazed obscured window to the side elevation and heated towel rail.

## Outside

### Front

To the of the property is a large tarmacked driveway providing ample off road parking with storm porch, access to the garage and side access to the rear.

### Rear

To the rear the garden is mainly laid to laid with mature borders inset with flowers and shrubs, composite decked seating area which can be accessed via to the bi-folding door and enclosed by fencing.

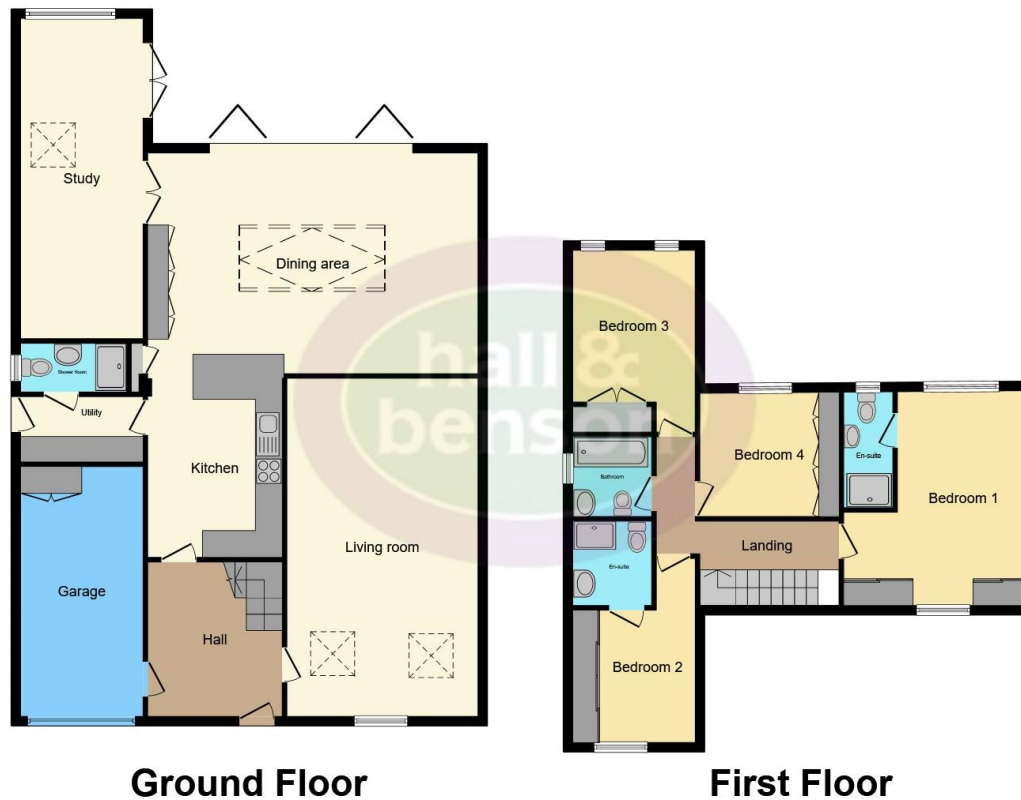
### Garage

Having an up and over door, power and lighting.









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