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Carsington Crescent  
Allestree Derby



## Property Description

Hall and Benson are pleased to bring to market Carsington Crescent, a beautifully presented three-bedroom detached home ideally situated in a quiet residential area of Allestree, one of Derby's most desirable suburbs. This stylish family home offers a superb blend of modern living and practical space, featuring a newly fitted kitchen, open-plan living areas, and a large private rear garden.

The ground floor offers a welcoming entrance hallway leading to a bright and spacious lounge which opens into a generous dining area - perfect for family meals and entertaining. The contemporary kitchen is newly fitted and boasts a range of integrated appliances with stylish finishes. From the dining area, patio doors lead into the conservatory, offering views and access to the beautiful rear garden. The property also benefits from an integral garage, ground floor WC and additional storage.

Upstairs, there are three well-proportioned bedrooms and a modern family bathroom featuring a bath with shower over, wash basin and WC.

Outside, the property enjoys a large, fully enclosed rear garden that's not overlooked, offering plenty of space for children, pets or summer entertaining. To the front, a generous driveway provides off-road parking for up to three cars and access to the garage.

## Entrance/Hallway

### Lounge

15' x 12' 7" ( 4.57m x 3.84m )

Spacious and light-filled living area with feature fireplace and large front-facing window. Open-plan flow through to the dining area.

### Dining Room

10' 3" x 8' 6" ( 3.12m x 2.59m )

Ample space for a family dining table, with patio doors opening to the conservatory and access to the kitchen.

### Kitchen

17' 9" x 11' 9" ( 5.41m x 3.58m )

Modern, newly fitted kitchen featuring sleek cabinetry, integrated oven, hob, extractor. Rear window overlooking the garden and internal door to garage.

### Downstairs Wc

Fitted with a low-level WC and wash basin.

### Conservatory

9' 4" x 7' 1" ( 2.84m x 2.16m )

Bright and airy space with views over the rear garden.

## Landing

### Bedroom One

12' 8" x 10' 3" ( 3.86m x 3.12m )

Generous double bedroom with ample space for wardrobes and front aspect window.

### Bedroom Two

10' 2" x 9' 7" ( 3.10m x 2.92m )

Another double room with views over the rear garden.

### Bedroom Three

10' 2" x 5' 9" ( 3.10m x 1.75m )

Perfect as a single bedroom, nursery, or home office.

## Bathroom

Modern suite comprising bath with overhead shower, WC, and wash basin.

## Outside

To the front, a driveway provides off-road parking for three cars and access to the garage.

To the rear, a large enclosed garden offers a private, non-overlooked space with lawn and patio areas - perfect for outdoor living.

## Location

Situated in the ever-popular area of Allestree, this property is ideally located for families and professionals alike. Nearby are excellent local amenities including Park Farm Shopping Centre, reputable primary and secondary schools, and lovely green spaces such as Allestree Park and Markeaton Park. Derby city centre is just a short drive away, with easy access to the A38 and A6 for commuters.

## Garage

17' 5" x 10' 5" ( 5.31m x 3.17m )

Accessible internally from the kitchen; ideal for parking and storage.

## Agent Note

This property allows ample opportunity for future development to add space and value for personal needs.

With the property benefitting from its corner plot you have the chance to add a home office/annex to the rear with potential to get vehicle access there also.









**Ground Floor**

**First Floor**

Total floor area 113.6 m<sup>2</sup> (1,223 sq.ft.) approx

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Tenure: Freehold



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