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Chatsworth Crescent  
Allestree Derby



# Chatsworth Crescent Allestree Derby DE22 2AP

for sale offers in the region of  
**£300,000**



## Property Description

Hall & Benson are delighted to bring to market this modern and well presented, semi detached home located on Chatsworth Crescent in Allestree.

To the ground floor is a spacious entrance hall, lounge, kitchen, cloakroom and conservatory. The first floor presents a carpeted landing, master bedroom with en-suite, two more bedrooms and a family bathroom.

Externally the property offers ample off road parking and a private rear garden backing on to a green which has quick access onto Allestree rec.

## Entrance Hallway

Accessed via a UPVC double glazed front door leading into the entrance hall where there is tiled flooring, a radiator and doors off to:-

## Kitchen

Fitted with wall and base units with work surfaces over, space and plumbing for a dishwasher, space for fridge freezer, electric oven and hob with extractor fan over, a radiator, inset sink and drainer with mixer tap, tiled flooring, partly tiled walls and UPVC double glazed window to the front elevation.

## Lounge

Having laminate flooring, UPVC double glazed window to the rear elevation, UPVC double glazed French doors to the rear elevation leading into the conservatory, a radiator and understairs storage cupboard.

## Conservatory

Having tiled flooring, UPVC double glazed windows and UPVC double glazed French door to the side.

## Cloak Room/ W.C

Having tiled flooring, low level W.C, pedestal wash hand basin with mixer tap and tiled splashback, a radiator and UPVC double glazed frosted window to the front elevation.



## First Floor Landing

Having carpet flooring and built-in airing cupboard.

## Bedroom One

Having carpet flooring, a radiator, UPVC double glazed window to the front elevation and door to the en suite.

## En-Suite

Having tiled flooring and partly tiled walls, low level W.C, pedestal wash hand basin with mixer tap, shower cubicle, a radiator and UPVC double glazed frosted window to the front elevation.

## Bedroom Two

Having carpet flooring, a radiator and UPVC double glazed window to the rear elevation.

## Bedroom Three

Having carpet flooring, a radiator and UPVC double glazed window to the rear elevation.

## Bathroom

Having tiled flooring and partly tiled walls, a bath, pedestal wash hand basin with mixer tap, low level W.C and a radiator.

## Outside

To the front of the property is a driveway with ample parking for at least two vehicles.

To the rear the garden has a patio area, lawn area, a shed with electric, gated side access and a further gate to the bottom of the garden.













This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Hall & Benson on

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EPC Rating: Awaiting  
 Council Tax Band: C

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Tenure: Freehold



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