

# Property details approval form

30 Carsington Crescent, Allestree, DERBY, Derbyshire, DE22 2QZ

Date: 07 January 2026

Property Ref and Version: ATR101394 - 0009

**Not for marketing purposes INTERNAL USE ONLY**

# Selling your home with us!

## ○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- |                      |                     |
|----------------------|---------------------|
| 1. Price             | 5. Room Description |
| 2. Key Features      | 6. Directions       |
| 3. Short Description | 7. Property Images  |
| 4. Long Description  | 8. Floor Plan       |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

# Property details approval form

30 Carsington Crescent, Allestree, DERBY, Derbyshire, DE22 2QZ

Date: 07 January 2026

Property Ref and Version: ATR101394 - 0009

## ○ Price

---

£575,000

Tenure: Freehold

## ○ Key Features

---

- > Energy Rating: C
- > Perfect family home
- > Ample off road parking and garage
- > Modern living throughout
- > Enclosed private garden
- > Extended and extensively modernised
- > Four double bedrooms
- > Family bathroom and Three shower rooms
- > A MUST VIEW!!!

## ○ Short Description

---

\*\* SPACIOUS FAMILY HOME \*\*\*

\*\* Four double bedrooms \*\* Family bathroom & Three Shower rooms \*\* Two open reception rooms \*\* Spacious entrance hallway and landing \*\* A MUST VIEW!!! \*\*\*

## ○ Long Description

---

Hall and Benson are pleased to market this spaciouly 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 tot he 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.

# Property details approval form

30 Carsington Crescent, Allestree, DERBY, Derbyshire, DE22 2QZ

Date: 07 January 2026

Property Ref and Version: ATR101394 - 0009

## ○ Directions

---

## ○ Agent Note

---

# Property details approval form

30 Carsington Crescent, Allestree, DERBY, Derbyshire, DE22 2QZ

Date: 07 January 2026

Property Ref and Version: ATR101394 - 0009

## ○ Room Description

---

### 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

24' 8" max x 14' ( 7.52m max x 4.27m )

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

13' 1" x 9' 8" ( 3.99m x 2.95m )

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

24' 1" max x 16' 2" max ( 7.34m max x 4.93m max )

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

23' 4" max x 8' 9" ( 7.11m max x 2.67m )

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

9' x 4' 8" ( 2.74m x 1.42m )

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

15' 7" max x 13' 6" ( 4.75m max x 4.11m )

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

9' 7" plus door recess x 8' 9" ( 2.92m plus door recess x 2.67m )

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.

# Property details approval form

30 Carsington Crescent, Allestree, DERBY, Derbyshire, DE22 2QZ

Date: 07 January 2026

Property Ref and Version: ATR101394 - 0009

## ○ Room Description

---

### Bedroom Three

11' 1" plus door recess x 8' 9" ( 3.38m plus door recess x 2.67m )

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

### Bedroom Four

10' 2" max x 9' ( 3.10m max x 2.74m )

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

18' 3" max x 8' 9" ( 5.56m max x 2.67m )

Having an up and over door, power and lighting.

# Property details approval form

30 Carsington Crescent, Allestree, DERBY, Derbyshire, DE22 2QZ

Date: 07 January 2026

Property Ref and Version: ATR101394 - 0009

## ○ Room Description

---

# Property details approval form

30 Carsington Crescent, Allestree, DERBY, Derbyshire, DE22 2QZ

Date: 07 January 2026

Property Ref and Version: ATR101394 - 0009

## ○ Property Images



# Property details approval form

30 Carsington Crescent, Allestree, DERBY, Derbyshire, DE22 2QZ

Date: 07 January 2026

Property Ref and Version: ATR101394 - 0009

## ○ Property Images



# Property details approval form

30 Carsington Crescent, Allestree, DERBY, Derbyshire, DE22 2QZ

Date: 07 January 2026

Property Ref and Version: ATR101394 - 0009

## ○ Property Images



# Property details approval form

30 Carsington Crescent, Allestree, DERBY, Derbyshire, DE22 2QZ

Date: 07 January 2026

Property Ref and Version: ATR101394 - 0009

## ○ Floor Plan



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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)

## ○ Approval

Signature

Date

	Signature	Date
Rebecca Ellis		
Miss S. Kumar		