4 Bed House - Detached

57 Carsington Crescent, Allestree, Derby DE22 2QW
Price £345,000 Freehold

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Fletcher & Company

www.fletcherandcompany.co.uk

- Highly Appealing Detached Family Home
- Potential to Extend to Rear (Subject to Planning Permission)
- Lounge/Dining Room
- Kitchen
- Four Bedrooms & Family Bathroom
- Generous Sized Garden Plot
- Driveway & Garage
- No Chain Involved
- Close to Excellent Amenities in Allestree
- Excellent Scope To Be Improved

POTENTIAL TO EXTEND - This highly appealing four bedroom detached family home is offered for sale with No Chain.

One of the standout features of this home is the generous garden plot. For those with a vision for the future, there is potential to extend the property to the rear, subject to planning permission, allowing you to tailor the home to your specific needs.

The location is particularly advantageous, as it is close to excellent amenities in Allestree, including shops, schools, and parks, making daily life both convenient and enjoyable.

Additionally, this property comes with the added benefit of no chain involved, allowing for a smoother and quicker transaction process.

The Location

Allestree is a very popular residential suburb of Derby, approximately three miles from the city centre and provides an excellent range of local amenities including the noted Park Farm shopping centre, excellent local schools and regular bus services. Local recreational facilities include Woodlands Tennis Club, Allestree Park and Markeaton Park together with Kedleston Golf Course. Excellent transport links are close by and fast access onto the A6, A38, A50 linking to the M1 motorway. The location is convenient for Rolls Royce, Derby University, Royal Derby Hospital and Toyota.

Accommodation

Storm Canopy Porch

With outside light.

Entrance Hall

7'5" x 6'0" (2.27 x 1.83)

With double glazed entrance door, radiator and stairs leading to first floor.

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Cloakroom

5'11" x 2'4" (1.82 x 0.73)

With low level WC, wash basin, radiator, understairs storage cupboard, quarry tile floor and double glazed window.

Lounge/Dining Room

21'5" x 13'5" (6.55 x 4.09)

Lounge Area

With feature fireplace, radiator and double glazed window to front.

Dining Area

With radiator, serving hatch and double glazed sliding patio doors to garden.

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Kitchen

14'5" x 7'0" (4.41 x 2.15)

With single stainless steel sink unit with mixer tap, wall and base fitted units with matching worktops, built-in four ring gas hob, built-in electric oven, extractor hood, plumbing for dishwasher, plumbing for washing machine, tile flooring, two double glazed windows and double glazed door giving access to rear garden.

First Floor Landing

10'2" x 6'0" (3.11 x 1.84)

With two double glazed windows to front and access to roof space.

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Bedroom One

13'5" x 11'0" (4.11 x 3.37)

With radiator and double glazed window to front.

Bedroom Two

10'3" x 9'10" (3.13 x 3.01)

With built-in wardrobes, radiator and double glazed window to rear.

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Bedroom Three

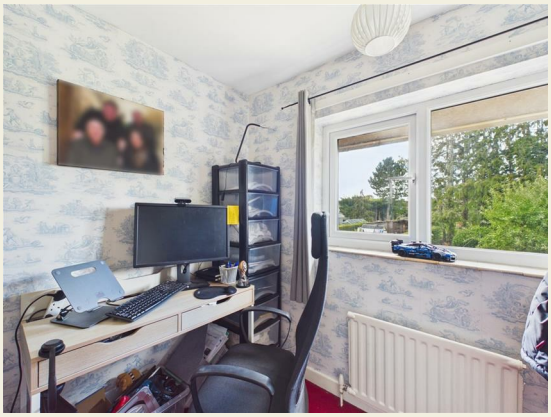
13'5" x 8'5" (4.09 x 2.57)

With radiator, double glazed window to front and double glazed window to rear.

Bedroom Four

7'10" x 7'0" (2.41 x 2.15)

With radiator and double glazed window to rear.



Family Bathroom

6'2" x 5'5" (1.90 x 1.67)

With bath with electric shower over, pedestal wash handbasin, low level WC, tiled splashbacks, radiator and double glazed window to rear.

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Front Garden

The property is set back from the pavement edge behind a lawned fore garden with flowerbeds.

Rear Garden

To the rear of the property is a generous sized, enclosed rear garden laid to lawn.

Store

Driveway

A paved driveway provides car parking spaces for two cars and leads to a garage.

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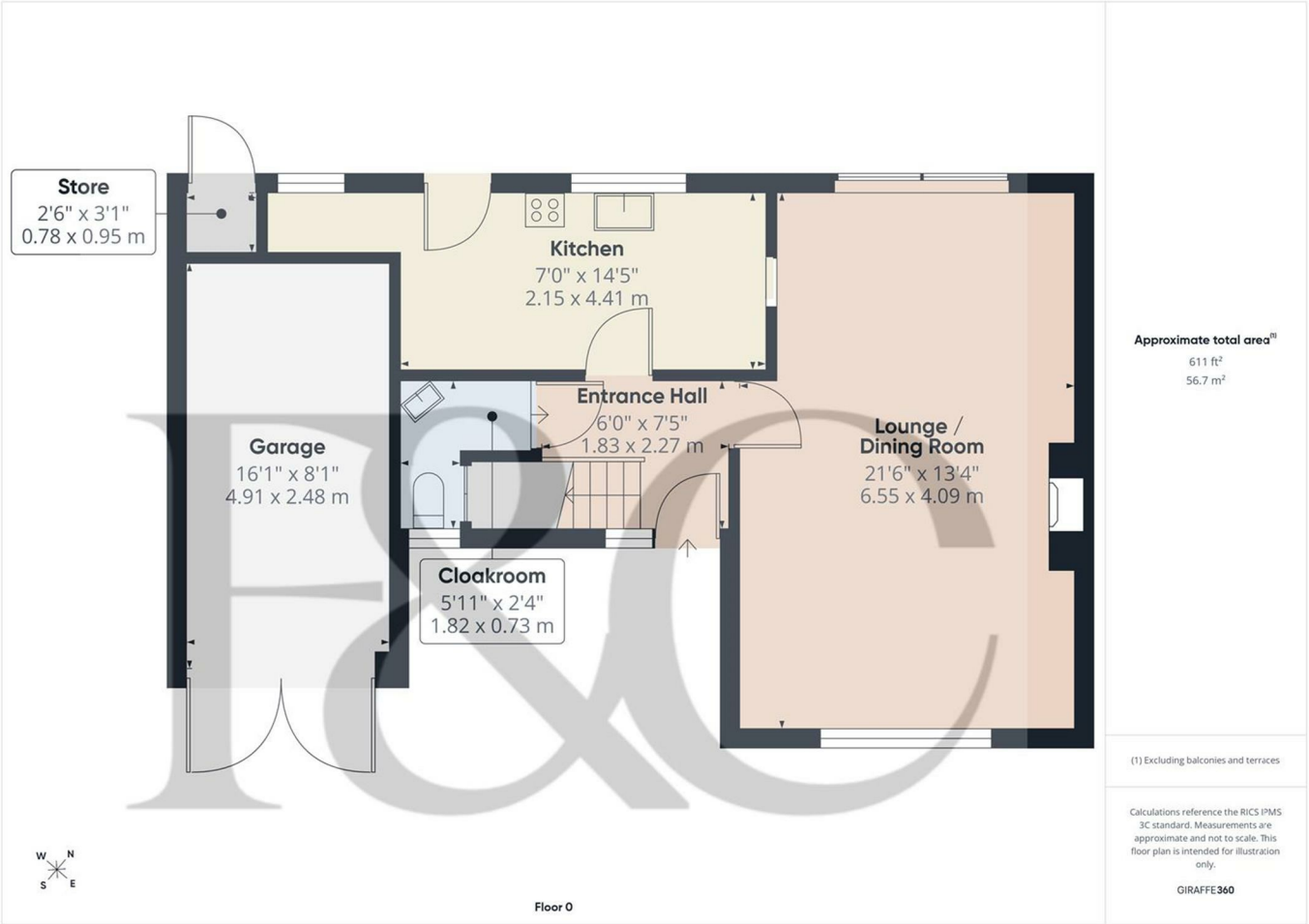
Garage

16'1" x 8'1" (4.91 x 2.48)

With light and double opening doors.

Council Tax Band - E

Derby City



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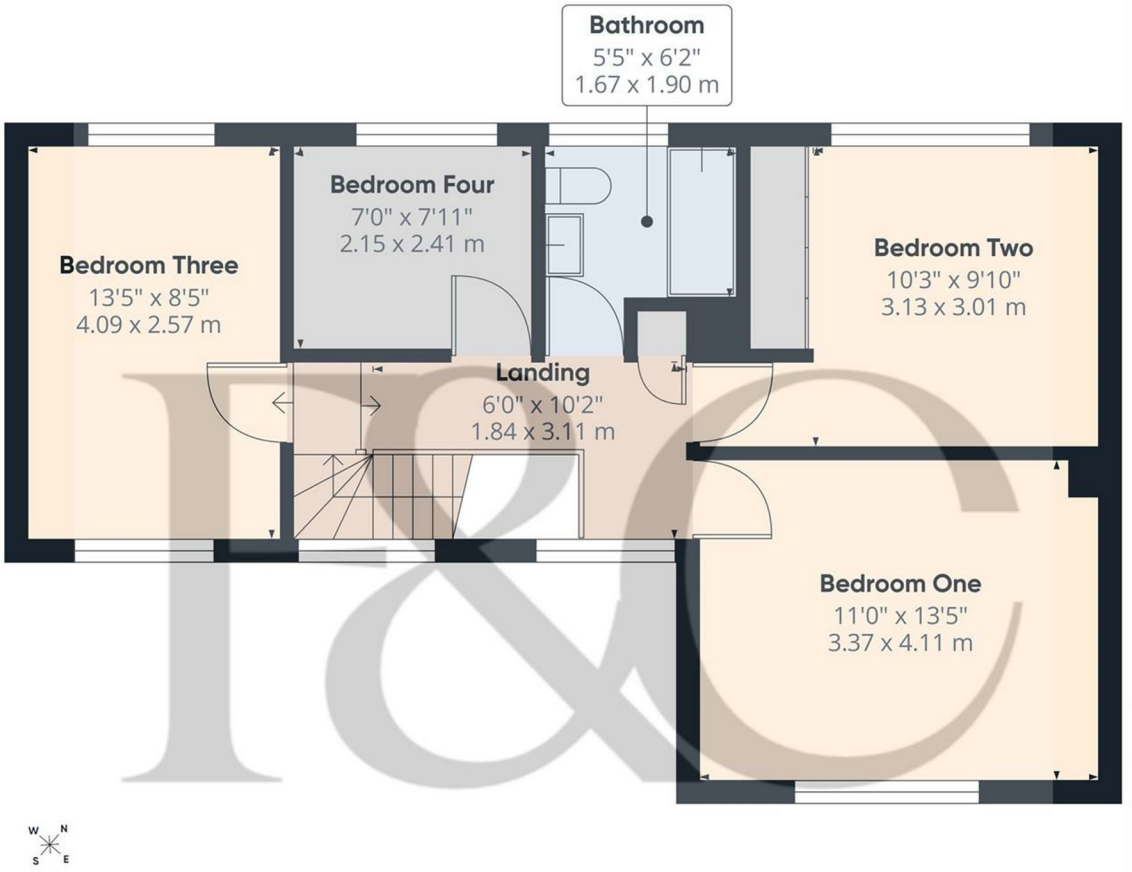

Floor 1

Approximate total area(1)

528 ft²

49 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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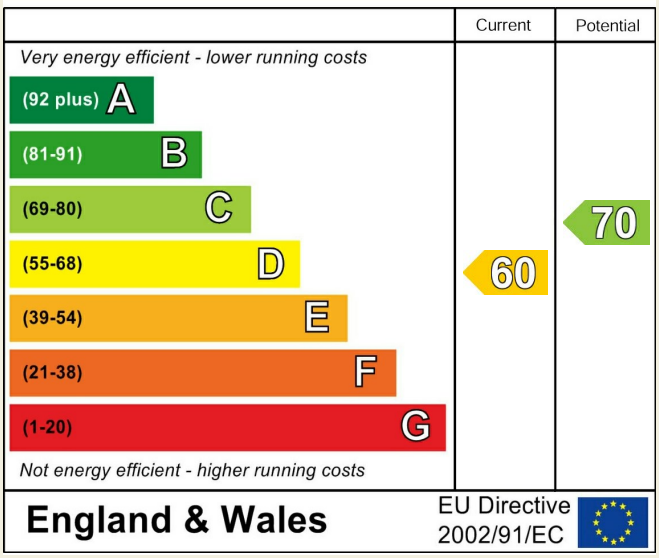
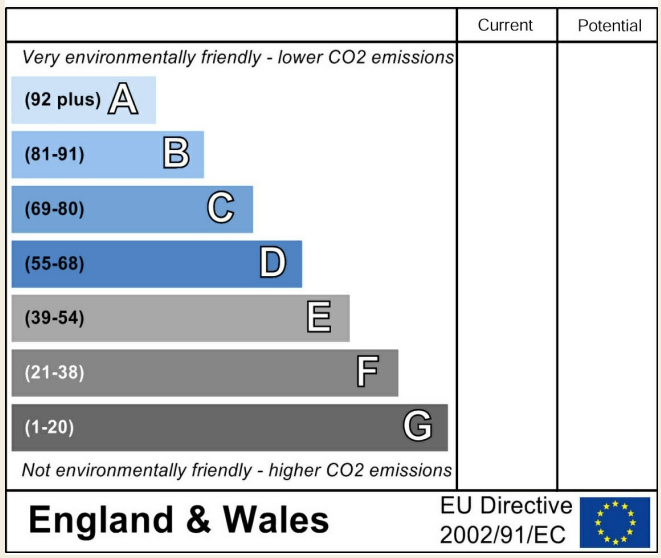
Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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