



## **95 Carsington Crescent, Allestree, Derby, DE22 2QT**

**No Onward Chain  
£299,959**



Positioned in the heart of Allestree close to the useful amenities found at the Park Farm shopping centre is this a well presented and rear extended three bedroom detached family home offering excellent potential for further improvement and offered for sale with no chain.



# 95 Carsington Crescent, Allestree, Derby, DE22 2QT

**No Onward Chain £299,959**



## DIRECTIONS

Approaching Allestree from Kedleston Road, turn right onto Birchover Way, follow the road up the hill towards the Park Farm shopping centre, turning right onto Carsington Crescent where the property will be found on the right just past the junction with Melbourne Close.

The house is gas centrally heated and UPVC double glazed and comprises an entrance hallway with stairs leading to the first floor, spacious lounge, inner lobby leading into the extended dining room and extended kitchen, rear lobby and ground floor shower room with WC.

To the first floor a landing leads to three well-proportioned bedrooms and bathroom with shower over bath.

The property enjoys a deep frontage having a lawn front garden and driveway leading to an attached single garage.

The westerly facing rear garden offers a high degree of privacy being surrounded by mature hedges, with patio and lawn along with a garden store shed and gated side access.

The property is located close to the many amenities found at the Park Farm shopping centre including grocery stores, doctors, dentists and cafés. There is also the nearby Lawn primary school and the family friendly Markeaton park.

The property is attractively offered for sale with no chain.

## ACCOMMODATION

### GROUND FLOOR

#### HALLWAY

Main entrance through a composite front door, tall UPVC double glazed window, ample space for coats and shoes, stairs to first floor, attractive vertical radiator.

#### LOUNGE

14'7" x 12'3" (4.45m x 3.73m)

A spacious lounge area with a curved bow window to the front elevation with secondary glazed panel, fireplace with tiling and inset gas fire, useful understairs storage cupboard, media connections and column radiator.

#### INNER LOBBY

With bi-folding doors, laminate flooring, access into the kitchen and dining room.

#### DINING ROOM

13'2" x 8'0" (4.01m x 2.44m)

A spacious dining room adjoining the kitchen, with a rear facing pair of sliding patio doors.

#### KITCHEN

16'6" x 6'7" (5.03m x 2.01m)

Having a range of fitted kitchen units, laminate work surfaces, stainless steel sink and drainer, space for all appliances, rear and side windows, two built-in pantry's, door into:

## REAR LOBBY

With door leading into the rear garden, tiled floor.

## SHOWER ROOM

4'9" x 4'9" (1.45m x 1.45m)

Appointed with a shower cubicle with mains shower, wash basin and WC, tiled floor, UPVC double glazed window, radiator.

## FIRST FLOOR

### LANDING

With a tall picture window allowing plenty of natural light onto the stairs and landing, loft access.

### BEDROOM ONE

12'5" x 9'5" (3.78m x 2.87m)

A spacious principal bedroom with deep built-in wardrobe, front facing UPVC double glazed window and radiator.

### BEDROOM TWO

9'3" x 9'1" (2.82m x 2.77m)

A second generous double bedroom with rear facing UPVC double glazed window, radiator.

## BEDROOM THREE

9'8" x 5'6" (2.95m x 1.68m)

A generous third bedroom also with rear facing UPVC double glazed window, radiator.

## BATHROOM

6'0" x 5'6" (1.83m x 1.68m)

Appointed with a bath with shower attachment over, wash basin and WC, high-level window.

## GARAGE

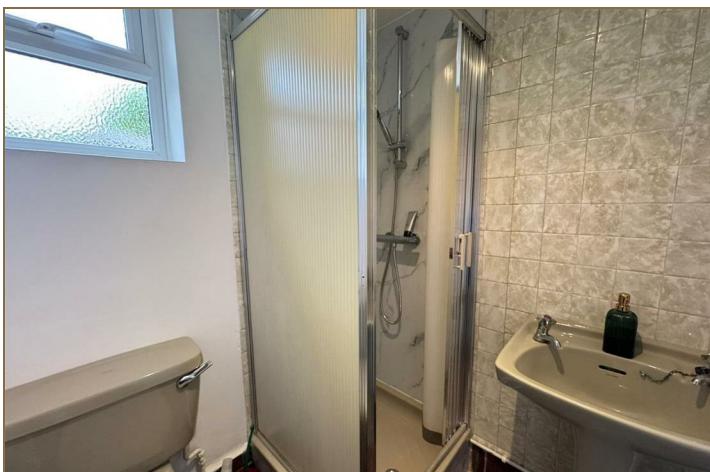
15'8" x 8'8" (4.78m x 2.64m)

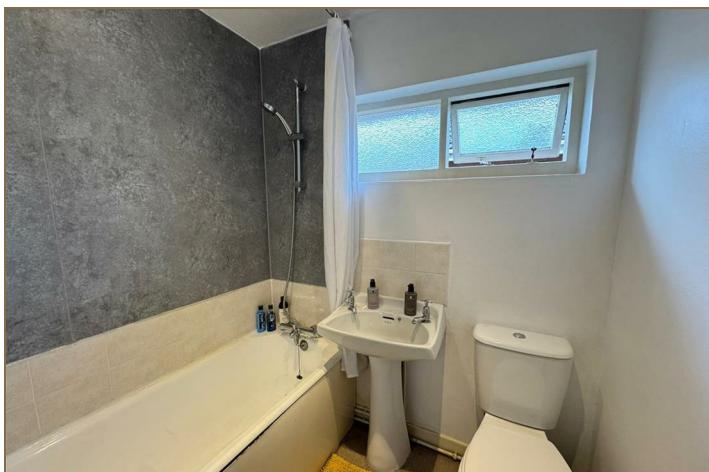
With main garage door, power, light, tap and housing a modern combination boiler providing domestic hot water and gas central heating.

## OUTSIDE

The property enjoys a deep frontage having a lawn front garden and driveway leading to an attached single garage.

The westerly facing rear garden offers a high degree of privacy being surrounded by mature hedges, with patio and lawn along with a garden store shed and gated side access.



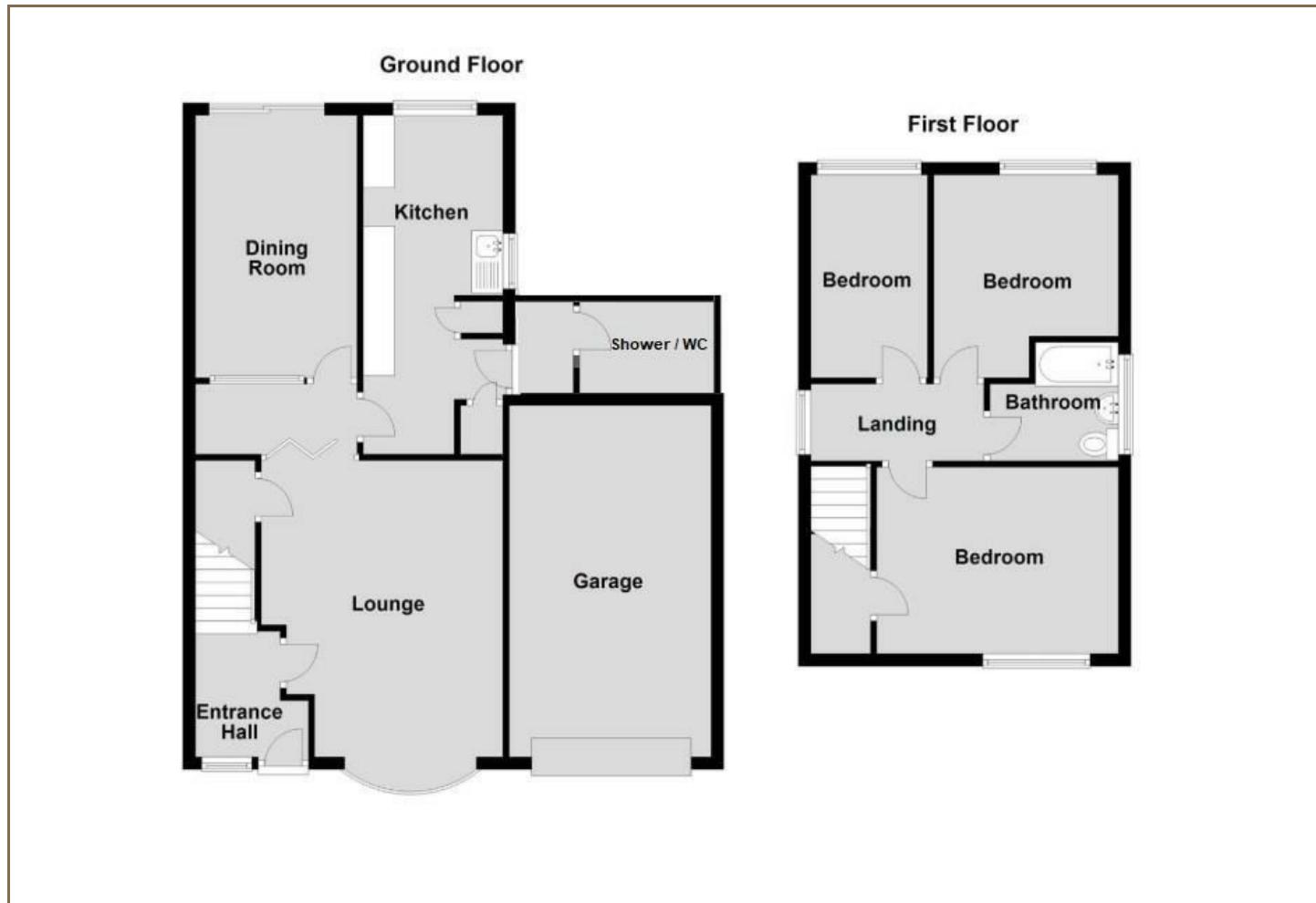




## Road Map



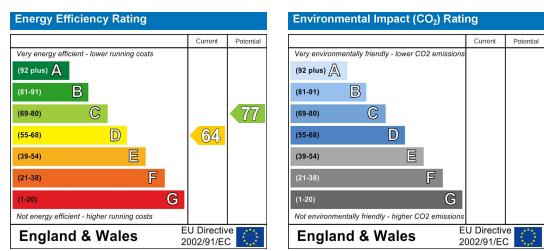
## Floor Plan



## Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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