



5 Bed House - Detached

The Willows, 38 Carsington Crescent, Allestree, Derby DE22 2QZ

Price £725,000 Freehold



FLETCHER
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- Family Detached Home
- Enjoys Modern Day Living
- Cinema Room, Playroom, Office
- Superb Living Kitchen/Dining/Family Room
- Four/Five Bedrooms
- Two En-Suites & Family Bathroom
- Large South Facing Garden
- Attractive Party Cabin - Bar/Hot Tub
- Large Driveway & Garage
- Overlooks Pleasant Green

MAGNIFICENT ONE-OFF FAMILY HOME! Beautiful five bedroom, three bathroom detached property with large south facing garden occupying a delightful position with easy access to Allestree, Quarndon and nearby countryside.

The Location

The location 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. Transport links are close by with fast access onto the A6, A38, A50 and A52 leading to the M1 motorway. The location is convenient for Rolls Royce, University of Derby, Royal Derby Hospital and Toyota. For those who enjoy the outdoor pursuits, the nearby Derbyshire countryside provides some delightful scenery and countryside walk

The Accommodation

Ground Floor

Entrance Porch/Hall

11'6" x 11'2" x 11'0" (3.52 x 3.41 x 3.36)

With entrance door with chrome fittings, double glazed window, tiled flooring, spotlights to ceiling, radiator, staircase leading to the first floor with attractive glass balustrade, under-stairs storage, useful fitted double shoe cupboard with shelving, corner fitted cupboard with glass mirrored splash-back and incorporating a carousel unit and integral door giving access to the garage.

Cloakroom

With WC, fitted wash basin with chrome fittings and fitted storage cupboard beneath, matching tiled flooring, tiled splash-backs, display alcove, spotlight to ceiling, extractor fan and internal oak veneer door with chrome fittings.

Cinema Room

17'7" x 16'1" (5.38 x 4.92)

With radiator, double glazed window with fitted blind and aspect to the front, double glazed picture window to the rear overlooking the rear garden and internal oak veneer door with chrome fittings. (The cinema room could also be used as a bedroom if desired.)



Cloakroom/En-Suite

10'2" x 4'3" (3.10 x 1.32)

With WC, wash basin with fitted storage cupboard beneath, spotlight to ceiling, space for shower, double glazed obscure window and internal oak veneer door with chrome fittings.

Living Kitchen/Dining/Family Room

37'11" x 18'2" (11.58 x 5.56)



Family Area

With spotlights to ceiling, tiled flooring, feature log burning stove and tiled wall, large double glazed sliding doors opening onto raised patio and rear garden and open space leading into the dining area and kitchen area.



Dining Area

With matching tiled flooring, spotlights to ceiling, wall mounted fitted TV cabinet, open space leading into family area and kitchen area and large double glazed sliding doors opening onto raised patio and rear garden.



Kitchen Area

With large central fitted island incorporating a one and a half bowl sink unit with chrome mixer tap and also with a Miele induction hob with concealed extractor hood and the continuation of the island having useful fitted storage cupboards with concealed power points. (Matching stainless steel Kenwood dishwasher negotiable on sale.) Additional fitted units in the kitchen area consist of wall and base units with matching worktops, built-in Neff electric fan assisted oven, built-in Neff combination microwave oven and matching stainless steel LG American style fridge/freezer with drinks dispenser (negotiable on sale). Display lighting, fitted display shelving, large double opening storage cupboard, spotlights to ceiling, double glazed window to side overlooking the garden, open space leading into the family and dining area, radiator, built-in ceiling speakers and matching tiled flooring.



Playroom

11'8" x 9'7" (3.58 x 2.93)

With matching tiled flooring, radiator, double glazed window with fitted blind and aspect to the front and internal oak veneer door with chrome fittings.



Office

11'8" x 10'3" (3.56 x 3.13)

With tiled flooring, radiator, double glazed window with fitted blind and aspect to the front, fitted double storage cupboard and internal oak veneer door with chrome fittings.



Utility/Pantry

8'5" x 7'11" (2.57 x 2.43)

With plumbing for automatic washing machine, space for tumble dryer, plumbing for dishwasher, tiled flooring, fitted shelving, spotlights to ceiling and internal oak veneer door with chrome fittings.

First Floor

Landing

With radiator, glass balustrade, access to the roof space and double glazed window overlooking pleasant open green to front.

Inner Landing/Wardrobe

6'9" x 6'7" (2.08 x 2.03)

With fitted wardrobes with sliding mirrored doors providing good storage with rails and spotlights to ceiling.

Double Bedroom One

16'7" x 13'11" (5.07 x 4.25)

With fitted wardrobes with sliding mirrored doors, spotlights to ceiling, two matching feature double glazed lantern windows both having inset display lighting, two double glazed windows to rear, open aspect to the rear and internal oak veneer door with chrome fittings.



En-Suite

8'8" x 8'0" (2.66 x 2.45)

With walk-in double shower enclosure with chrome fittings including shower, fitted wash basin with chrome fittings and fitted storage cupboard beneath, low level WC, attractive tiled splash-backs, matching tiled flooring with under-floor heating, heated towel rail/radiator, fitted mirror, spotlights to ceiling, extractor fan and sliding mirrored door.



Double Bedroom Two

15'3" x 10'9" (4.66 x 3.30)

With radiator, double glazed window overlooking pleasant open green to the front and internal oak veneer door with chrome fittings.



En-suite

8'2" x 6'1" (2.51 x 1.87)

With separate corner shower cubicle with electric shower, fitted wash basin with chrome fittings and fitted storage cupboard beneath, low level WC, attractive tiled splash-backs, tiled flooring with under-floor heating, heated towel rail/radiator, spotlights to ceiling, double glazed window with fitted blind to front overlooking pleasant open green and internal oak veneer door with chrome fittings.



Double Bedroom Three

13'11" x 10'2" (4.25 x 3.11)

With fitted double wardrobe with sliding mirrored doors, matching fitted bedside cabinets and additional drawers, radiator, feature double glazed lantern window with inset display lighting, spotlights to ceiling, double glazed window with open aspect to the rear and internal oak veneer door with chrome fittings.



Double Bedroom Four

10'7" x 9'6" (3.24 x 2.91)

With double glazed window with fitted blind and internal oak veneer door with chrome fittings.



Bedroom Five/Dressing Room

10'6" x 10'4" (3.21 x 3.16)

With a good range of fitted wardrobes with mirrored fronts, matching fitted drawers, radiator, double glazed window with open aspect to the rear, feature double glazed lantern window with inset display lighting, spotlights to ceiling and internal oak veneer door with chrome fittings.



Family Bathroom

9'6" x 5'4" (2.91 x 1.64)

With spa bath with feature bathroom TV and shower over, fitted wash basin, low level WC, attractive tiled splash-backs, matching tiled flooring with under-floor heating, radiator, towel rail, fitted mirror, spotlights to ceiling, double glazed obscure window with fitted blind and internal oak veneer door with chrome fittings.

Garden

Being of a major asset to the sale of this particular property is its large south facing rear garden. The garden enjoys wide shaped lawns, raised patio and party cabin with its bar and hot tub. (Hot Tub Negotiable)



Driveway

A wide tarmac driveway with block paved edges provides car standing spaces for approximately four/five cars.

Garage

15'1" x 8'6" (4.6 x 2.6)

With power and lighting, concrete floor, Vaillant boiler, electric front door and integral door giving access to the property.

Council Tax Band - E

Derby City Council



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A	90	90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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