

# SUPERIOR HOMES

# ROYSTON & LUND





# 30 Carsington Crescent

Allestree | DE22 2QZ

£579,995

This impressive four-bedroom detached home offers high-quality finishes throughout and an exceptional sense of space. Passing through the wooden-beam porch and composite front door, you are welcomed into an inviting entrance hall, where a vaulted ceiling creates an immediate feeling of openness. Oak stairs with glass-panel balustrades add a contemporary touch while drawing natural light through the centre of the home.

To the right, the vaulted ceiling continues into a spacious living room enhanced by two Velux windows, giving the room a bright and airy atmosphere.

Ahead from the hallway lies the heart of the property: a fully integrated, modern kitchen complete with dishwasher, oven, microwave, floor-to-ceiling fridge and freezer, a six-ring gas hob, and a sleek sink area. Ample worktops and cabinetry run throughout, complemented by a stylish breakfast bar equipped with pop-up wireless power sockets and usb. This flows seamlessly into a generous open-plan dining and lounge area. A large sky lantern and expansive bifold doors allow natural light to flood the space and provide a wonderful connection to the outdoors, opening onto a wide decking area.

Adjoining this is a well-proportioned playroom featuring a striking glazed gable wall and French doors that lead out to the garden. A connecting utility room sits conveniently off the kitchen, with a useful shower room also available on this floor. Completing the layout is an integral garage.

Upstairs, the home offers four double bedrooms, all fitted with built-in wardrobes. Two bedrooms benefit from their own en-suite shower rooms, while a central family bathroom serves the remaining rooms.

Outside, the rear garden enjoys a large decking area together with an extensive lawn. To the front, there is abundant off-road parking. The property also benefits from external security cameras at the front and rear, along with an additional internal camera discreetly positioned in the entrance hall.







- \*No Upward Chain\*
- Four Bedroom Detached Family Home
- Generous Open-Plan Kitchen-Diner and Lounge
- Fully Integrated Modern Kitchen and Utility
- Spacious Living Room with Velux and Vaulted Ceiling
- Two En-Suites, Family Bathroom and a Ground Floor Shower Room
- Ample Size Play Room with Glazed Gable Wall
- Large West Facing Garden Including Decking Area
- Freehold
- EPC Rating - C / Council Tax Band - C













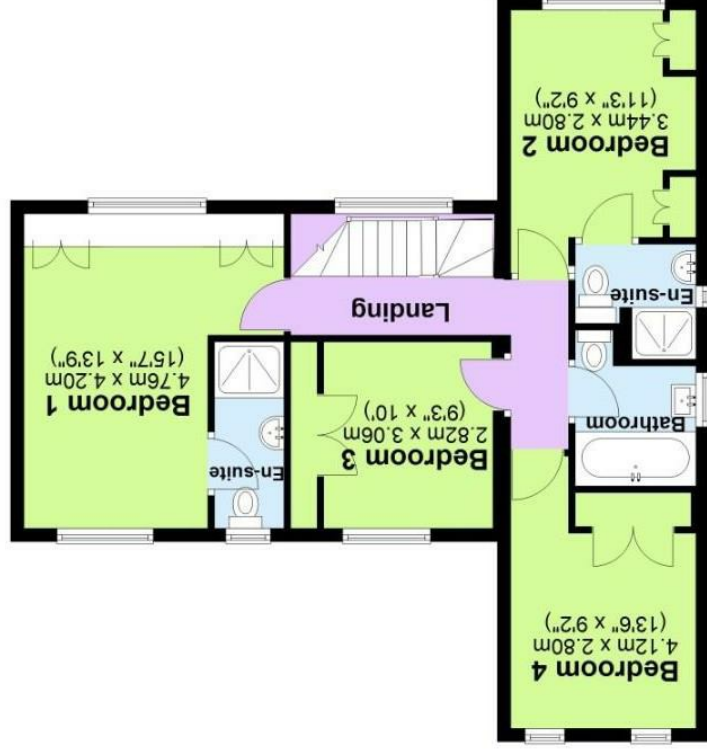
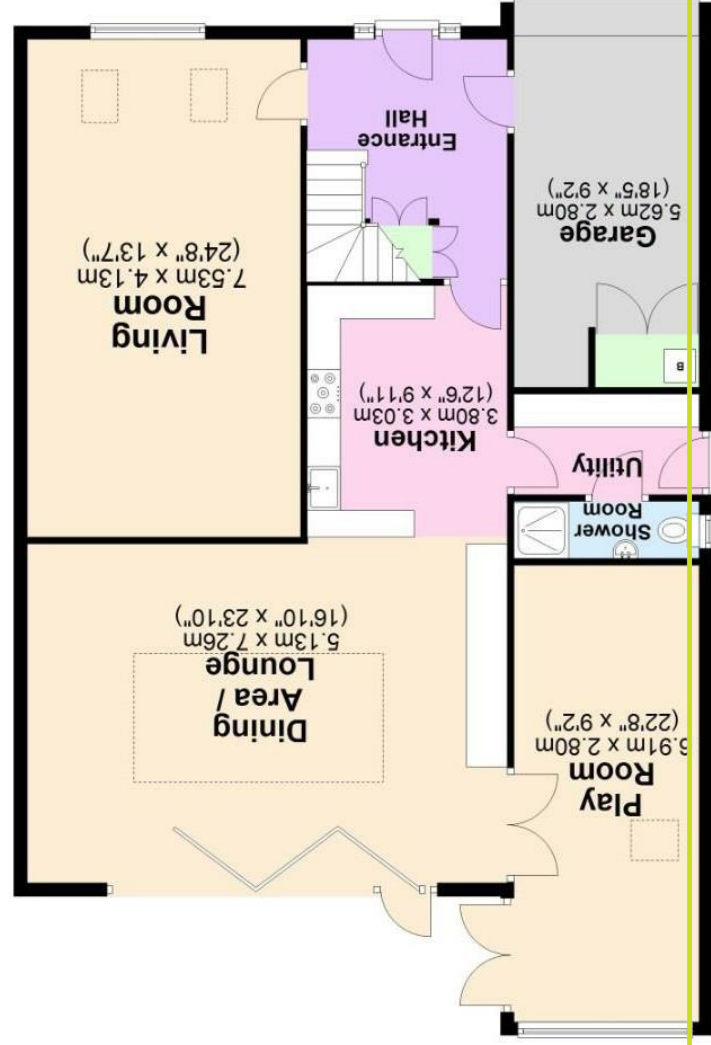




This property enjoys easy access to everyday amenities while being set in a popular, family-friendly suburb. Park Farm Shopping Centre is close by, offering supermarkets, cafés, pharmacies and useful local shops. The area is well served by strong schools, including Lawn Primary School, Markeaton Primary School, Allestree Woodlands School and Saint Benedict Academy.

Allestree Park and Markeaton Park provide large green spaces for walking, leisure and outdoor activities. The property also benefits from convenient transport links, with quick access to the A38 and A6 for travel into Derby or further afield, along with regular local bus services.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Total area: approx. 201.9 sq. metres (2172.9 sq. feet)



Environmental Impact (CO <sub>2</sub> ) Rating		
England & Wales		
EU Directive 2002/91/EC		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
(1-20)	G	
(21-38)	F	
(39-54)	E	
(55-68)	D	
(69-80)	C	
(81-91)	B	
(92 plus)	A	
Very environmentally friendly - lower CO <sub>2</sub> emissions		
Current	Potential	
Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Not energy efficient - higher running costs		
(1-20)	G	
(21-38)	F	
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(81-91)	B	
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Very energy efficient - lower running costs		
Current	Potential	

EPC



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