Robert Ellis

look no further...







23 Haddon Crescent,
Chilwell, Nottingham
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£230,000 Freehold

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A HOFTON BUILT, THREE BEDROOM, SEMI-DETACHED HOUSE ENJOYING THIS POPULAR CRESCENT LOCATION WITH DRIVEWAY, GARAGING AND ENCLOSED GARDENS TO THE REAR.

Gas centrally heated and double glazed accommodation offered to the market with immediate vacant possession and no upward chain.

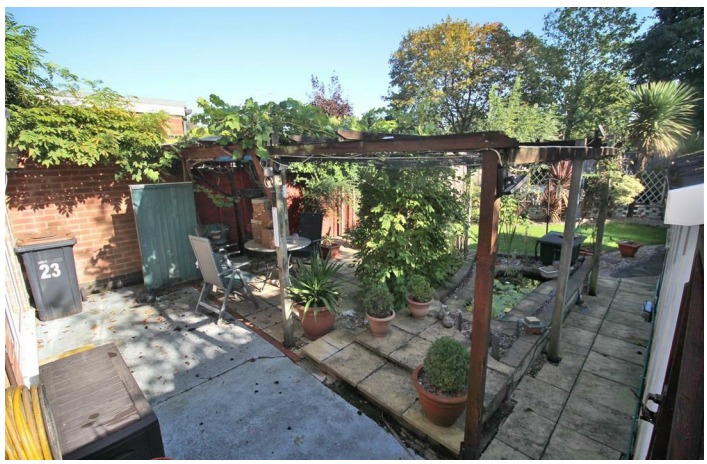
The internal accommodation extends via an arched entrance doorway and entrance hall to lounge, dining room with patio door to the rear garden and fitted kitchen.

Rising to the first floor are three bedrooms, bathroom/shower and separate WC.

Ideal for the discerning family purchase offering off street car standing space and a driveway leading to garaging.

Immediate vacant possession.





Entrance Hall
Arched UPVC double glazed front entrance door, built in cloaks cupboard, stairs to the first floor with under stairs cupboard, central heating radiator and double glazed window to the side.

Lounge
27'9" x 11'11" (8.474 x 3.635)
With feature fireplace, twin radiators, UPVC double glazed picture window to the front and open plan to dining area with table and chair space, radiator and double glazed patio door to the rear garden.

Kitchen
10'0" x 7'11" (3.058 x 2.427)
Incorporating a host of wall and base cupboards with contrasting wood grain effect work surfacing, inset single bowl sink with mixer tap, gas hob and electric oven, tiled splash backs, double glazed window to the rear, double glazed exit door and under stairs storage area.

First floor landing
Double glazed window to the side and access to bedroom one

Bedroom One
15'4" x 12'0" (4.687 x 3.672)
Built in wardrobes with dressing table unit, radiator, UPVC double glazed window at the front.

Bedroom Two
11'5" x 11'1" (3.494 x 3.390)
Central heating radiator, double glazed window to the rear, built in wardrobes with dressing table unit.

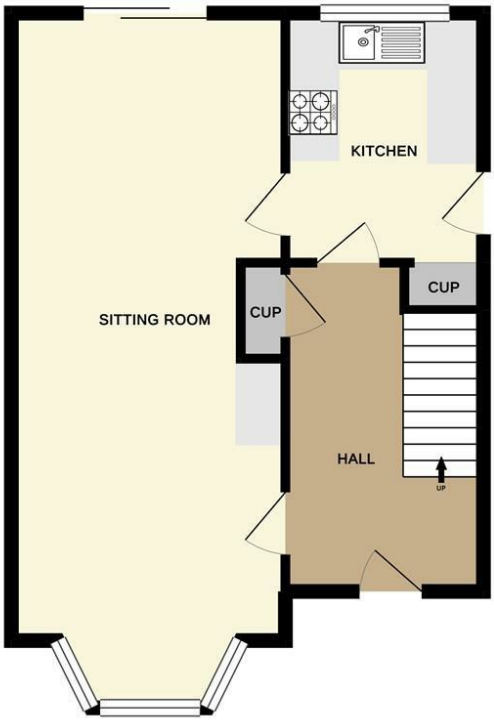
Bedroom Three
8'6" x 6'11" (2.607 x 2.128)
Over stairs bulkhead and storage, central heating radiator, double glazed window to the front.

Bathroom
Incorporating a white two piece suite, pedestal wash hand basin and panelled bath with Triton T80 electric shower over the bath, splash panelled screen, tiled splashed backs, airing cupboard enclosing the gas boiler (for central heating and hot water), double glazed window to the rear.

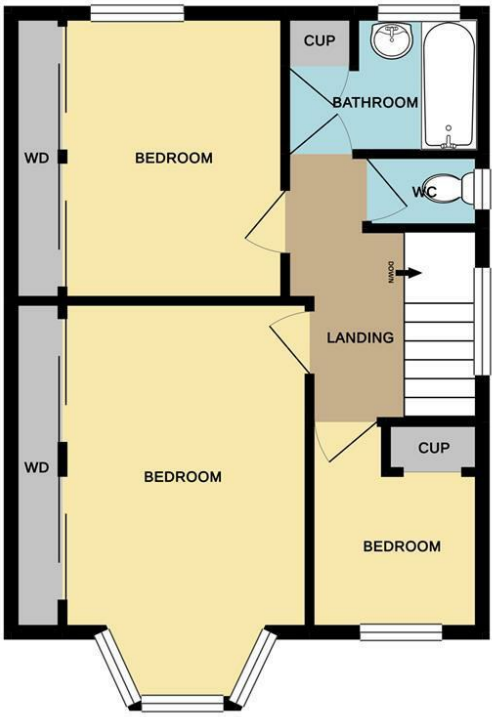
Separate WC
Housing a low flush suite with double glazed window to the side, ceramic tiled floor.

Outside
Tarmac driveway at the front providing ample car/vehicle standing space, gardens and low maintenance shailed beds leading down to a sectional concrete garage and enclosed garden area with pergola patio area, lawned gardens, fenced hedged and enclosed with garden shed.

GROUND FLOOR

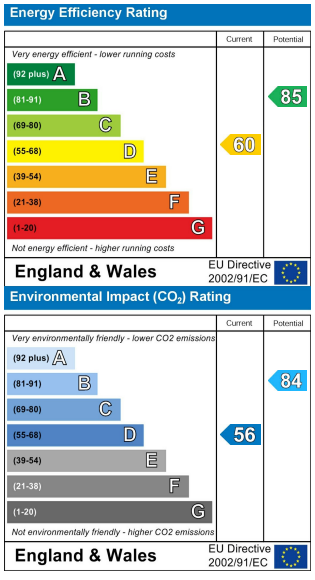


1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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