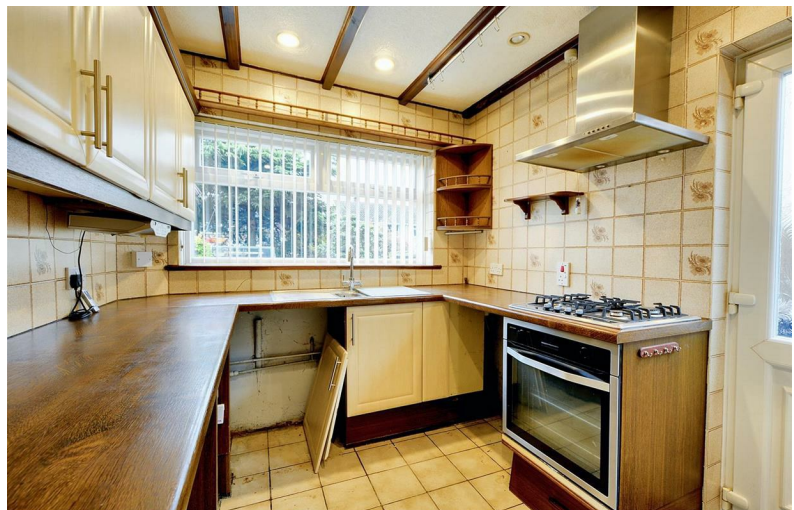




Haddon Crescent,
Chilwell, Nottingham
NG9 5JT

£299,950 Freehold



A traditional bay fronted, three-bedroom semi-detached house with a garage.

Situated in this sought-after and convenient residential location, readily accessible for a variety of local shops and amenities including, schools, transport links. Chilwell Retail Park and Attenborough Nature Reserve, this fantastic property is considered an ideal opportunity for a range of potential purchasers including first time buyers, young professionals and families.

In brief the internal accommodation comprises: porch, entrance hall, dining room, lounge, conservatory, kitchen and WC to the ground floor, with two good sized double bedrooms, a further single bedroom and family bathroom to the first floor.

To the front of the property you will find a gravelled area with a gated blocked paved driveway offering car standing, and gated side access leading to the private and enclosed landscaped rear garden, which includes a patio overlooking the lawn beyond, with a further patio to the rear, a range of mature trees and shrubs, two useful storage sheds, greenhouse and fence boundaries.

Offered to the market with the benefit of chain free vacant possession, UPVC double glazing and gas central heating throughout, and offering fantastic potential for the incoming purchasers in upgrade and remodel to suit their own personal needs and requirements. An early internal viewing comes highly recommended in order to be fully appreciated.



Porch

UPVC double glazed sliding entrance door, tiled flooring and a secondary UPVC double glazed door with flanking window leading to the entrance hall.

Entrance Hall

with stairs leading to the first floor, radiator, useful under stair storage cupboard, and doors to the WC, kitchen, lounge and dining room.

Dining Room

11'11" x 11'4" (3.65m x 3.47m)

A carpeted reception room with UPVC double glazed bay window to the front, radiator and gas fire with feature stone surround.

Lounge

13'6" x 10'11" (4.12m x 3.35m)

A carpeted reception room, gas fire with Adam-style mantle, radiator and sliding doors leading to the conservatory.

Conservatory

11'8" x 9'5" (3.58m x 2.88m)

With tiled flooring, two radiators, electric heater and UPVC double glazed door to the side and UPVC double glazed windows with fitted blinds all around.

Kitchen

10'0" x 7'10" (3.05m x 2.4m)

Fitted with a range of wall and base units, work surfaces, one and half bowl sink and drainer unit with mixer tap, integrated electric oven with gas hob and extractor fan over, space for a fridge freezer, washing machine and dishwasher, tiled flooring and splashbacks, UPVC double glazed window to the rear, and UPVC double glazed window to the side.

Downstairs WC

Fitted with a low level WC, wash hand basin inset to vanity unit with a tiled splashback, extractor fan and radiator.

First Floor Landing

UPVC double glazed window to the side, and doors to the bathroom and three bedrooms.

Bedroom One

13'4" x 12'0" (4.07m x 3.66m)

A carpeted double bedroom with fitted wardrobes and drawers, UPVC double glazed bay window to the front and radiator.

Bedroom Two

11'6" x 10'9" (3.51m x 3.29m)

A carpeted double bedroom with fitted wardrobes and drawers, UPVC double glazed window to the rear and radiator.

Bedroom Three

8'2" x 6'11" (2.5m x 2.12m)

A carpeted bedroom with UPVC double glazed window to the front, radiator and loft hatch.

Bathroom

8'6" x 7'10" (2.61m x 2.4m)

Incorporating a four piece suite comprising: panelled bath, shower, wash hand basin inset to vanity unit, low level WC, tiled walls, laminate flooring, wall mounted heated towel rail, spot lights to ceiling, extractor fan, UPVC double glazed window to the rear and a built-in cupboard housing the 'Ideal' combination boiler.

Outside

To the front of the property you will find a gravelled area with a gated blocked paved driveway offering car standing, and gated side access leading to the private and enclosed, landscaped rear garden, which includes a patio overlooking the lawn beyond, with a further patio to the rear, a range of mature trees and shrubs, two useful storage sheds, greenhouse and fence boundaries.

Garage

15'9" x 7'8" (4.81m x 2.35m)

With an up and over garage door to the front, gas and electric meters, power and a UPVC double glazed door with flanking window to the rear.

Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: None

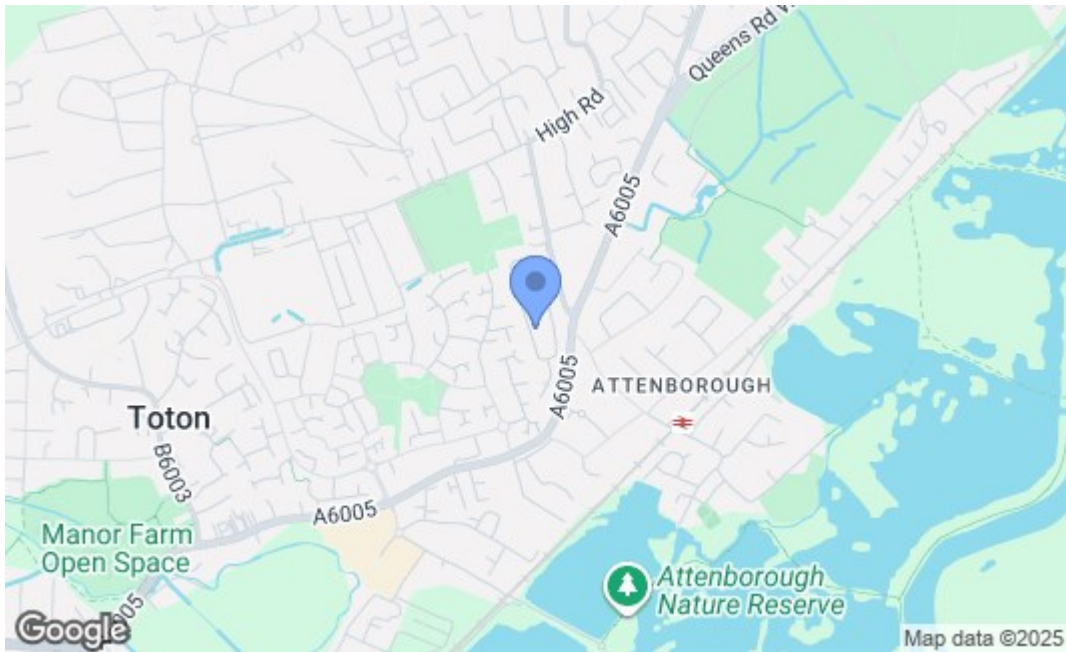
Accessibility/Adaptions: None

Has the Property Flooded?: No

Disclaimer:

These details and Key facts are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Full material information is available in hard copy upon request.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		64
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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