



Haddon Crescent,  
Chilwell, Nottingham  
NG9 5JU

**£290,000 Freehold**



Situated on Haddon Crescent, this semi-detached house presents an excellent opportunity for those looking to create their dream home. With three well-proportioned bedrooms, this property is ideal for families or individuals seeking extra space. The single reception room offers a welcoming area for relaxation and social gatherings, while the shower room provides essential amenities.

One of the standout features of this property is the potential for upgrading and renovating, allowing you to tailor the space to your personal taste and lifestyle. The absence of a chain means that you can move in without delay, making this an attractive option for eager buyers.

Additionally, the property includes parking, ensuring convenience for residents. Haddon Crescent is situated in a desirable location, providing easy access to local amenities, schools, and transport links, making it a perfect choice for those who value both comfort and accessibility.

This semi-detached house is not just a property; it is a canvas awaiting your creative touch. Whether you are a first-time buyer or looking to invest, this home offers a promising opportunity to enhance its charm and value. Do not miss the chance to explore the potential that this property holds.



### Entrance Porch

UPVC double glazed entrance door, tiled flooring, UPVC double glazed windows to the front and both sides and a door with flanking windows to the entrance hall.

### Entrance Hall

With stairs to the first floor, built-in storage cupboards and drawers, useful under stairs storage cupboard and a door to the lounge diner.

### Lounge Diner

25'3" x 11'11" (7.7m x 3.65m )

A carpeted reception room with gas fire, two radiators, UPVC double glazed window to the front, UPVC double glazed door with flanking window to the rear and door to the kitchen.

### Kitchen

9'10" x 7'11" (3.00m x 2.42m )

Fitted with a range of wall, base and drawer units, work surfaces, sink and drainer unit with mixer tap, integrated electric Neff oven, inset gas hob with aluminium splashback above and air filter over, integrated fridge, UPVC double glazed window to the rear, useful pantry cupboard and door to the utility.

### Utility

Fitted with a range of base units, work surfaces, plumbing for a washing machine and tumble dryer, tiled flooring, UPVC double glazed door with flanking window to the rear, and doors to the garage and WC.

### Downstairs WC

Fitted with a low level WC, wall-mounted wash-hand basin, tiled flooring and splashbacks, UPVC double glazed window to the side and radiator.

### Garage

15'9" x 7'7" (4.81m x 2.33m )

With double doors to the front, light and power, and a pedestrian door to the utility.

### First Floor Landing

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

### Bedroom One

13'9" x 12'0" (4.21m x 3.66m )

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

### Bedroom Two

11'5" x 10'11" (3.5m x 3.34m )

A carpeted double bedroom with UPVC double glazed window to the rear and radiator.

### Bedroom Three

8'3" x 6'11" (2.53m x 2.12m )

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

### Shower Room

Comprising a walk-in shower, pedestal wash-hand basin, tiled flooring and walls, radiator, airing cupboard and UPVC double glazed window to the rear.

### Separate WC

Fitted with a WC and UPVC double glazed window to the side.

### Outside

To the front of the property you will find a lawned garden, stocked borders, concrete driveway, and gated side access leading to the generous private and enclosed rear garden which includes a blocked paved patio overlooking the lawn beyond, a range of mature trees and shrubs, stocked beds and borders, useful storage shed and fence boundaries.

### 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

Does the property have spray foam in the loft?: No

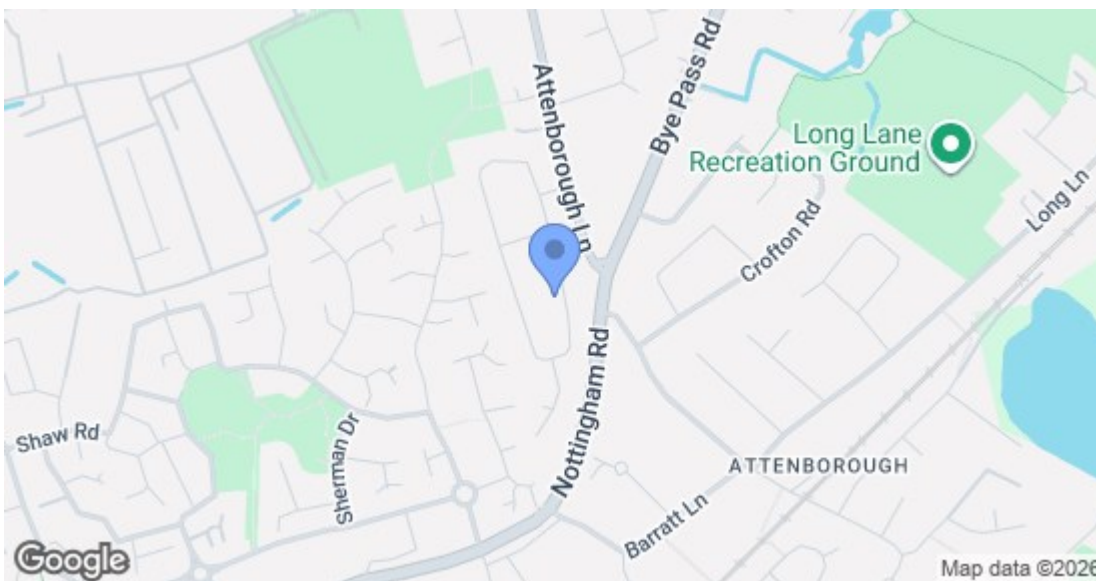
Has the Property Flooded?: No

### 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.



**Robert Ellis**  
ESTATE AGENTS



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

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