



Haddon Crescent,  
Beeston, Nottingham  
NG9 5JU

**£300,000 Freehold**



A traditional Hofton built three bedroom semi-detached house with an integral garage.

Situated in this sought-after and well established residential location, within easy reach of a variety of local shops and amenities including, schools, transport links, Attenborough Nature Reserve, Chilwell Retail Park and Beeston Town Centre, 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; entrance hall, lounge, dining room, conservatory, kitchen breakfast room and integral garage to the ground floor and rising to the first floor you will find two good sized double bedrooms, a further single bedroom, bathroom and separate WC.

To the front of the property you will find gated access to a lawned garden with stocked borders, concrete driveway offering off road parking and gated side access leading to the private and enclosed rear garden which includes a patio overlooking the lawn beyond, gravelled borders, greenhouse, useful storage shed and fence boundaries.

This great property benefits from chain free vacant possession and offers a huge amount of potential for any incoming purchaser to upgrade and reconfigure to their own personal needs and requirements.



### Entrance Hall

A double glazed entrance door with flanking windows, radiator, stairs to the first floor, useful under stairs storage cupboard, cloak cupboard and doors to the kitchen breakfast room and lounge.

### Lounge

15'2" x 11'11" (4.64m x 3.65m )

A carpeted reception room with UPVC double glazed window to the front, gas fire with Adam-style mantle and double doors to the dining room.

### Dining Room

10'11" x 9'7" (3.33m x 2.94m )

A carpeted reception room with radiator, door to the kitchen breakfast room and UPVC double glazed sliding doors to the conservatory.

### Conservatory

8'10" x 8'3" (2.71m x 2.54m )

UPVC and brick construction, tiled flooring and UPVC double glazed French door to the side.

### Kitchen Breakfast Room

15'9" x 9'10" (4.81m x 3.02m )

Fitted with a range of wall, base and drawer units, work surfaces, one and half bowl sink and drainer unit with mixer tap, plumbing for a washing machine, space for a cooker, tiled flooring and splashbacks, radiator, UPVC double glazed door and two windows to the rear and door to the integral garage.

### Garage

15'0" x 7'7" (4.59m x 2.33m )

With power and electricity and a up and over garage door to the front.

### First Floor Landing

UPVC double glazed window to the side and doors leading into the bathroom, separate WC and three bedrooms.

### Bedroom One

13'8" x 11'11" (4.19m x 3.65m )

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

### Bedroom Two

11'6" x 10'11" (3.51m x 3.35m )

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

### Bedroom Three

8'4" x 6'11" (2.56m x 2.11m )

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

### Bathroom

Fitted with a panelled bath with shower over, pedestal wash hand basin, laminate flooring, tiled walls, radiator, UPVC double glazed window to the rear and a built in storage cupboard housing the Worcester combination boiler.

### Separate WC

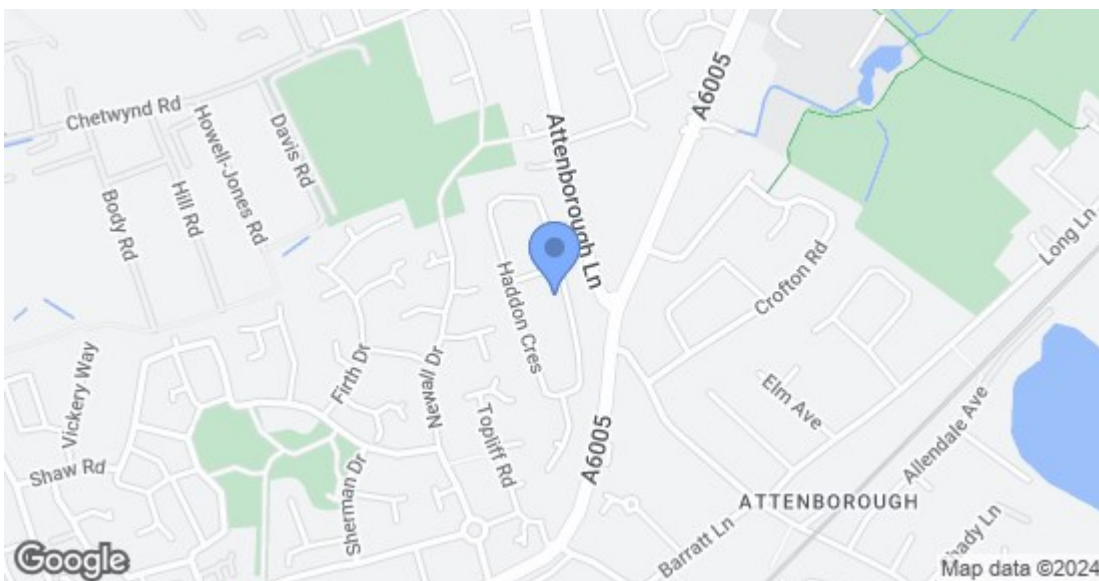
Fitted with a low level WC, laminate flooring and UPVC double glazed window to the side.

### Outside

To the front of the property you will find gated access to a lawned garden with stocked borders, concrete driveway offering off road parking and gated side access leading to the private and enclosed rear garden which includes a patio overlooking the lawn beyond, gravelled borders, greenhouse, useful storage shed and fence boundaries.



**Robert Ellis**  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		65	
(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	
Environmental Impact (CO <sub>2</sub> ) Rating		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	

These details 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.