Robert Ellis

look no further...

Haddon Crescent,
Chilwell, Nottingham
NG9 5JR

£327,000 Freehold

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A Well Proportioned Three Bedroom Detached House with a Garage.

Situated in this sought after and convenient residential location within easy reach of a range 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 variety of potential purchasers including families and young professionals.

In brief, the internal accommodation comprises: Porch, entrance hallway, open plan extended lounge/diner and a lean-to to the ground floor. To the first floor you will find two good sized double bedrooms, a further single bedroom and a bathroom and WC.

To the front of the property there is a block paved driveway providing ample car standing and gated side access leading to the private and enclosed rear garden which includes a decking area overlooking the lawn beyond, a range of mature trees and shrubs, stocked borders, a useful storage shed and fenced boundaries.

Having been upgraded by the current vendor over the years including a brand new Ideal boiler with a Hive system this attractive property is offered to the market with a light and airy versatile living space and UPVC double glazing and gas central heating throughout and chain free vacant possession, an early internal viewing comes highly recommended in order to be fully appreciated.

Entrance Porch
With UPVC double glazed door, UPVC double glazed windows to the front and sides, laminate flooring and a door with flanking window to the entrance hallway.

Entrance Hallway
With radiator, stairs to the first floor, under stairs storage cupboard and doors to the kitchen and lounge diner.

Lounge/Diner
36'0" x 11'0" (10.99 x 3.36)
With two UPVC double glazed windows to the side, gas fire with Adam style mantle, three radiators, UPVC double glazed window to the front, UPVC double glazed sliding doors to the rear and door to the kitchen.

Kitchen
20'7" x 7'9" (6.28 x 2.37)
With a range of wall, base and drawer units, worksurfaces, one and a half bowl sink with drainer and mixer tap, integrated electric oven with four burner gas hob and extractor fan over, integrated dishwasher, fridge and freezer, laminate flooring, two radiators, pantry, spotlights, UPVC double glazed window to the side, UPVC double glazed sliding door to the rear and UPVC double glazed door to the lean-to.

Lean-To
9'2" x 8'0" (2.81 x 2.44)
With laminate flooring, UPVC double glazed window to the side, UPVC double glazed sliding door to the rear, radiator and door to the garage.

First Floor Landing
With UPVC double glazed window to the side and doors to the WC, bathroom and three bedrooms.

Bedroom One
13'6" x 12'1" (4.14 x 3.70)
With wooden flooring, UPVC double glazed windows to the front and side and radiator.

Bedroom Two
11'5" x 11'0" (3.49 x 3.37)
Carpeted double bedroom with UPVC double glazed window to the rear and radiator.

Bedroom Three
8'4" x 6'11" (2.56 x 2.11)
Carpeted bedroom with UPVC double glazed window to the front and radiator.

Bathroom
Panelled bath with shower over, pedestal wash hand basin, tiled flooring and walls, heated towel rail, UPVC double glazed window to the rear and spotlights.

WC
With WC, tiled flooring and walls and UPVC double glazed window to the side.

Garage
15'9" x 7'7" (4.82 x 2.32)
With an up and over garage door to the front, power and electricity and plumbing for a washing machine and tumble dryer.

Outside
To the front of the property there is a block paved driveway providing ample car standing and gated side access leading to the private and enclosed rear garden which includes a decking area overlooking the lawn beyond, a range of mature trees and shrubs, stocked borders, a useful storage shed and fenced boundaries.

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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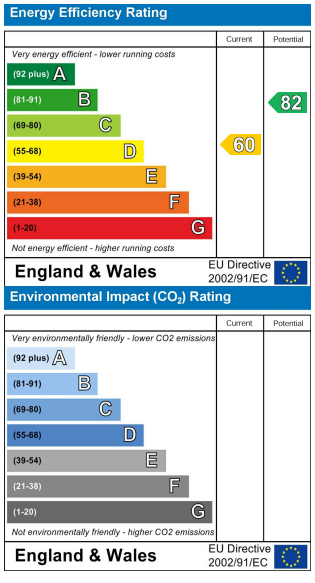

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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