Robert Ellis

look no further...

Haddon Crescent,
Chilwell, Nottingham
NG9 5JU

£380,000 Freehold

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An extended and well-presented four bedroom semi-detached house.

Offering a generous and particularly versatile interior, with an impressive open plan kitchen diner and living area, with bi-fold doors and Velux windows, and a ground floor en-suite bedroom, this deceptive property will suit a wide range of potential purchaser.

In brief the internal accommodation comprises: entrance hall, open plan kitchen diner with living spaces. rear hall, ground floor bedroom and shower room, rising to the first floor are two double bedrooms, a further single bedroom and family bathroom.

Outside the property has a drive to the front, and a mature and well manicured garden, and to the rear there is an enclosed garden, which features a decking area, lawn and patio.

Tucked away in a sought-after crescent, yet convenient for excellent transport links, local shops, parks, schools, and a wide range of other facilities, this individual home is well worthy of viewing.

Entrance Hall
A recessed porch shelters the double glazed entrance door leading to the entrance hallway, with stairs off to the first floor landing, under stairs cupboard, UPVC double glazed window to the side, radiator, and cloaks cupboard.

Open Plan Kitchen Diner and Living Area
33'7" x 30'3" maximum overall measurements (10.24m x 9.23m maximum overall measurements)
With an extensive range of fitted wall and base units, work surfacing with splashback, island with work surfacing and induction hob, inset electric oven and grill, integrated fridge, freezer, microwave, dishwasher, and drinks fridge, one and a half bowl sink with mixer tap, feature twin Velux windows, and UPVC bi-fold doors, two UPVC double glazed windows, and three radiators.

Shower Room
7'1" x 7'1" (2.18m x 2.16m)
Fitments in white comprising: pedestal wash-hand basin, WC, shower cubicle with electric shower over, part tiled walls, plumbing for a washing machine, with work surfacing above, radiator, and extractor fan.

Ground Floor Bedroom
10'7" x 10'0" approximate (3.25m x 3.06m approximate)
UPVC double glazed window, and radiator.

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

Bedroom One
13'7" into bay x 10'8" (4.15m into bay x 3.27m)
UPVC double glazed bay window, radiator, and mirror fronted fitted wardrobe.

Bedroom Two
11'6" x 9'8" (3.52m x 2.97m)
UPVC double glazed window and radiator.

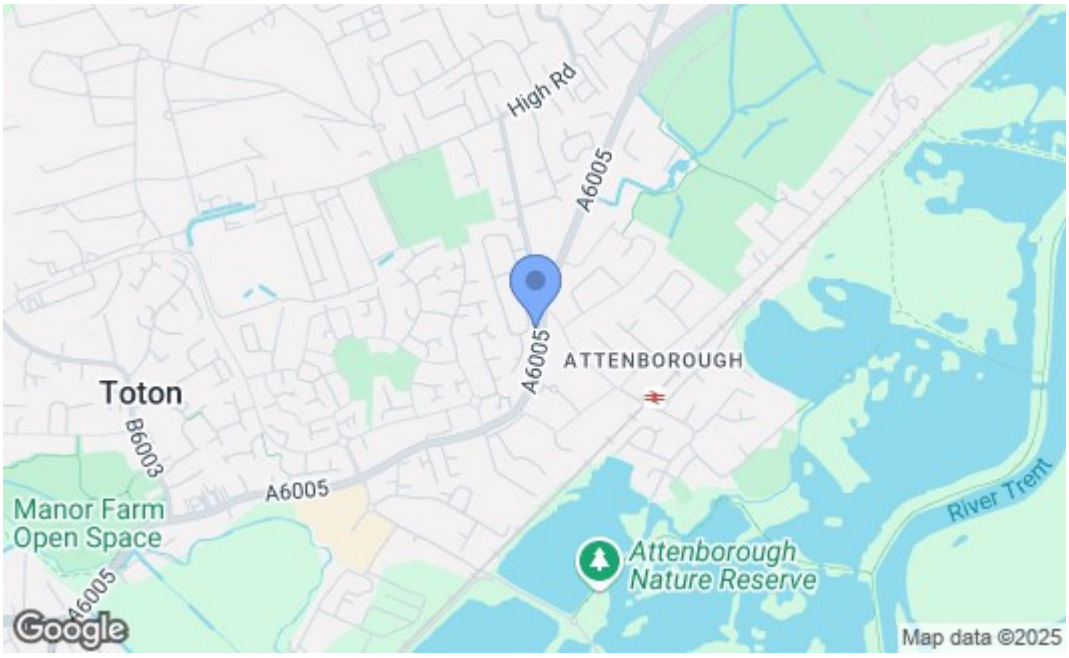
Bedroom Three
6'4" x 7'0" (1.94m x 2.15m)
UPVC double glazed window, radiator, and loft hatch.

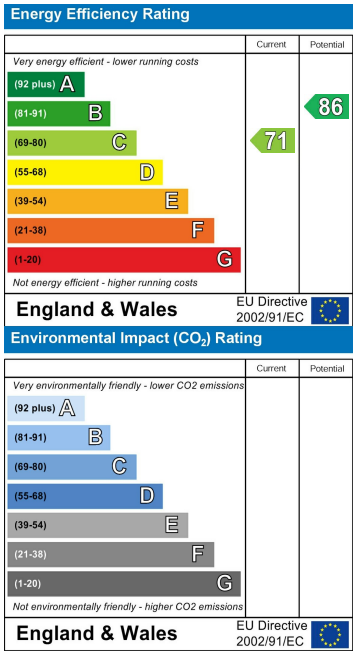
Bathroom
8'3" x 8'0" (2.54m x 2.46m)
Fitted with a WC, freestanding bath, wall mounted wash-hand basin, shower cubicle with mains control shower over, part tiled walls, tiled flooring, UPVC double glazed window, wall mounted heated rail, and extractor fan.

Outside
To the front the property has a drive providing car standing, and an established front garden with mature shrubs. To the rear the property has an enclosed garden with decking, power point, outside tap. lawn with raised border, a further patio area, and pedestrian access gate.

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.





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