



Haddon Crescent
Chilwell, Nottingham NG9 5JU

£350,000 Freehold

A recently renovated three bedroom semi-detached house with driveway.



A recently renovated three bedroom semi-detached house with a driveway to the front and an enclosed garden to the rear. This property is considered an ideal opportunity for a variety of potential purchasers including first time buyers or families looking for their next home.

Situated in a popular and convenient residential location within walking distance of Attenborough Nature Reserve and a variety of other local amenities including supermarkets, schools and public houses. The position of the property also provides easy access to transport links with a bus stop at the end of the road and is only a short distance from Beeston train station for journeys further afield.

In brief, the internal accommodation comprises: Entrance hall, living room, open plan kitchen/diner, utility room, conservatory, study and WC. Then rising to the first floor are three bedrooms and family bathroom.

There is the added benefit of a pebbled garden to the front with mature shrubs and a driveway. Then to the rear is an enclosed garden with a lawned space, decked seating area, mature shrubs, stocked flower beds and fenced boundaries.

An early internal viewing comes highly recommended in order to be fully appreciated.



Entrance Hallway

A double glazed entrance door leads through to the tiled hallway with radiator and under stairs storage cupboard.

Living Room

10'11" x 11'10" (3.349 x 3.622)

Carpeted room with radiator and UPVC double glazed window to the front aspect.

Open Plan Kitchen/Diner

17'9" x 11'5" (5.4258 x 3.502)

With a range of wall, base and drawer units with worksurfaces over, inset one and a half bowl sink with drainer. Island with breakfast bar. Integrated appliances to include CDA dishwasher, Bosch fridge, freezer, electric oven and hob with extractor fan above.

Conservatory

10'3" x 7'5" (3.131 x 2.266)

Carpeted room with UPVC French doors and windows to the rear garden and bi-fold doors opening to the kitchen diner.

Utility Room

6'10" x 6'1" (2.107 x 1.855)

With wall and base units with worksurfaces over. Space and fittings for freestanding washing machine, dryer and freezer.

WC

With WC and wash hand basin.

Study/Snug

6'11" x 9'6" (2.112 x 2.902)

Carpeted room with radiator and UPVC double glazed window to the front aspect.

First Floor Landing

With access to the loft hatch and UPVC double glazed window to the side aspect.

Bedroom One

10'9" x 11'10" (3.297 x 3.620)

Carpeted room with radiator, fitted wardrobes and UPVC double glazed window to the front aspect.

Bedroom Two

7'10" x 11'7" (2.406 x 3.542)

Carpeted room with radiator, fitted wardrobes and UPVC double glazed window to the rear aspect.

Bedroom Three

7'2" x 6'4" (2.208 x 1.944)

Carpeted room with radiator and UPVC double glazed window to the front aspect.

Bathroom

7'11" x 5'7" (2.426 x 1.716)

Incorporating a four piece suite comprising freestanding bath, walk in mains powered shower with glass shower screen, wash hand basin and WC.

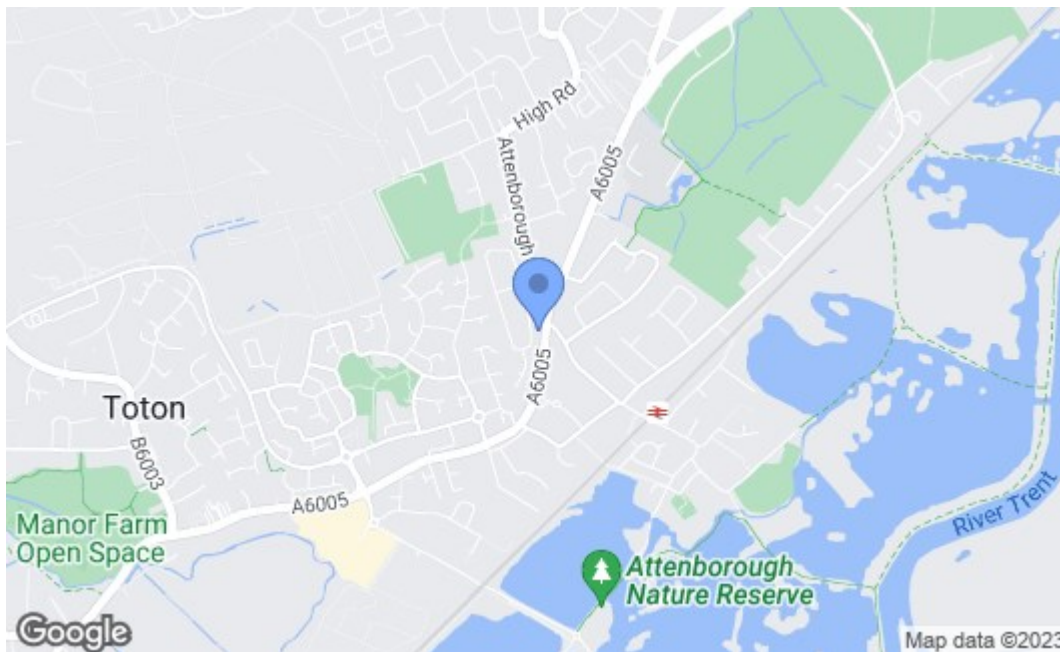
Outside

To the front of the property is a pebbled garden with mature shrubs and a driveway. To the rear is an enclosed garden with a lawned space, a decked seating area, mature shrubs, stocked flower beds and fenced boundaries.





Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any error or mis-statement. The plan is a diagrammatic representation only and should not be used as a basis for any prospective purchase. The services, systems and specifications shown here may not be used and no guarantee will be given for any equipment or appliances not shown.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		70	
(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			
England & Wales		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.