



Haddon Crescent,
Chilwell, Nottingham
NG9 5JR

O/A £490,000 Freehold



A BEAUTIFULLY EXTENDED AND UPGRADED HOME PROVIDING FOUR DOUBLE BEDROOMS, SPACIOUS GROUND FLOOR LIVING ACCOMMODATION AND A PRIVATE, LANDSCAPED REAR GARDEN WITH A LARGE GARDEN ROOM.

Robert Ellis are pleased to be instructed to market this stunning four double bedroom property which has recently been extended and re-fitted to an extremely high standard by the current owners. For the size and layout of the accommodation, privacy of the rear garden and the garden room at the bottom of the garden to be appreciated, we recommend interested parties take a full inspection so they can see all that is included in this beautiful home for themselves. The property is located in an established residential area and is close to all the shopping facilities provided by Beeston and the Chilwell Retail Parks and to excellent schools for all ages, all of which have helped to make this a very popular and convenient place to live.

The property has an attractive appearance, being constructed of brick under a pitched tiled roof and being entered through a stylish composite front door, the accommodation included derives the benefits of having underfloor heating to the ground floor, an efficient heating system to the other parts of the property and double glazing throughout. The accommodation includes a spacious hallway with stairs leading to the first floor, the lounge has a media wall incorporating a feature fire and there is panelling to the three other walls in this main reception room, the living/dining kitchen is exclusively fitted with contrasting light grey and black units and compact laminate work surfaces and includes several integrated appliances and a corner double pantry cupboard, there are sliding double glazed doors leading out to the private rear garden, a separate utility room, a rear hall and ground floor w.c. From the main reception hall there is a door leading into the garage/store which has fitted shelving, but this ideal storage space could easily be changed into further living or bedroom accommodation if this was preferred by a new owner. To the first floor the landing leads to the four double bedrooms, the master bedroom having a dressing room and en-suite bathroom, the fourth bedroom has a mezzanine floor with a space saving staircase taking you from the lower level to the mezzanine floor and there is the luxurious main shower room which has boarding and feature panelling to the walls and a large walk-in shower with a mains flow shower system. Outside there is parking at the front for at least three vehicles, the internal passageway gives access to the rear where the landscaped garden has been designed to help keep maintenance to a minimum with slatted patio areas, an astroturf lawn, slatted fencing to the two side boundaries and at the bottom of the rear garden is the purpose built garden room which provides a superb extra facility for the property with a bar, sports area and just provides a lovely place to sit and enjoy outside living, but could also be a home office, gym, play room or something similar.

The property is located within easy reach of Beeston town centre where there are Sainsbury's, Aldi, Tesco and many other retail outlets, there are shopping facilities at Chilwell Retain Parks where there is an M&S Food Store, Next, TK Maxx and several coffee eateries, there is a further Tesco superstore on Swiney Way and more shopping facilities can be found in nearby Long Eaton, there are excellent schools for all ages within walking distance of the property, healthcare and sports facilities which include several local golf courses, walks in the picturesque Attenborough Nature Reserve and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Beeston, Attenborough, Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Stylish composite front door with an inset opaque glazed panel leading to:

Reception Hall

The extended reception hall has a sloping ceiling with a Velux window inset at the front, seating area on the right with shelving below and to the right hand side with cloaks hanging over, stairs with a feature balustrade and cupboard under leading to the first floor, recessed lighting to the ceiling, large electric wall mounted radiator, laminate flooring that extends through into the living/dining kitchen, oak panelled doors leading to the lounge, living/dining kitchen and to the garage/store.

Lounge/Sitting Room

15'3 x 11'3 approx (4.65m x 3.43m approx)
The main reception room has a double glazed window with fitted blind to the front, feature media wall incorporating a recess for a wall mounted 55" flat screen TV with aerial and power points and a feature log effect electric flame fire set below the TV and there is shelving and a double cupboard to one side of the media wall, feature panelling to three walls with power points above the settee level having USB charging points, wiring for three wall lights, recessed lighting to the ceiling and carpeted flooring with underfloor heating.

Dining/Living Kitchen

20'2 x 17'7 approx (6.15m x 5.36m approx)
The exclusively fitted and equipped living/dining kitchen has light grey and contrasting black fitted units with compact laminate work surfaces and includes a 1½ bowl sink with a mixer tap and a four ring induction hob set in a work surface which extends to two walls and has an integrated dishwasher, cupboards and drawers below, oven and a combination oven and warming drawer with cupboards above and below, shelved upright cupboard, corner shelved pantry cupboard with double opening doors, housing for an American style fridge freezer with shelved cupboards to either side and a cupboard above, matching eye level wall units with lighting below, central island with a compact laminate surface, wide pan drawers, a bin drawer and shelved cupboard beneath and a light over.

The dining area within this open plan living space has a light over where the dining table would be positioned, laminate flooring with underfloor heating, two Velux windows to the sloping ceiling, double opening, double glazed sliding doors with matching double glazed side panels leading out to the rear garden, recessed lighting to the ceiling, oak panelled door leading to the understairs storage cupboard where the manifolds are housed for the underfloor heating system and there is also shelving in the cupboard and an oak panelled door leading to the hall and utility room.

Inner Hallway

The hall has a recess which provides space for a hoover and other equipment, laminate flooring with underfloor heating and an oak panelled doors leading to:

Ground Floor w.c.

Having a low flush w.c. with a concealed cistern, hand basin with a mixer tap and double cupboard below, laminate flooring with underfloor heating and recessed lighting to the ceiling.

Utility Room

10'1 x 5'2 approx (3.05m x 1.57m approx)
The utility room has a 1½ bowl stainless steel sink with a mixer tap set in a work surface which extends to two sides and has spaces for an automatic washing machine and tumble dryer and cupboards below, feature wooden shelf to one wall, oak door leading to the dining/living kitchen, laminate flooring with underfloor heating and a double glazed window to the rear.

First Floor Landing

The feature balustrade continues from the stairs onto the landing, recessed lighting to the ceiling and oak panelled doors leading to the bedrooms and bathroom.

Bedroom 1

12'9 x 8'9 approx (3.89m x 2.67m approx)
Double glazed window with fitted blind to the front, panelling to the wall by the bed head position with two wall mounted bedside lights, recessed lighting to the ceiling, aerial point and power point for a wall mounted TV and a power point with USB charging points and an oak panelled door leading to the dressing room.

Dressing Room

8'2 x 6'9 approx (2.49m x 2.06m approx)
The dressing room is fitted with shelving, hanging space and drawers to two walls, hatch with ladder to the loft space, oak door to the en-suite and recessed lighting to the ceiling.

En-suite Bathroom

The en-suite to the main bedroom has a white suite with brass fittings and has a wood effect panelled bath with a central mixer tap and herringbone tiling to three walls, sculptured hand basin with a surface mounted mixer tap and drawers below, low flush w.c. with a concealed cistern, walk-in shower with a mains flow shower system having a rainwater shower head and hand held shower, sliding glazed door and protective screens, feature brass coloured vertical towel radiator, recessed lighting to the vaulted ceiling, opaque double glazed window and Kamdean style flooring.

Bedroom 2

13'2 x 11'3 approx (4.01m x 3.43m approx)
Double glazed window with fitted blind to the front, recessed lighting to the ceiling, panelling to the wall by the bedhead position with a ceiling mounted bedside light, aerial point and power point for a wall mounted TV, feature electric wall mounted radiator and power points with USB charging points.

Bedroom 3

11'1 x 10'2 approx (3.35m x 3.10m approx)
Double glazed window with fitted blind to the rear, aerial point and power point for a wall mounted TV, feature vertical electric radiator, power points with USB charging points and recessed lighting to the ceiling.

Bedroom 4

The fourth bedroom is split level and has a space saving staircase leading to a mezzanine floor which is where a double bed could be positioned and has a study/sitting area on the lower level.

Lower Level

8' x 6'4 approx (2.44m x 1.93m approx)
Double glazed window with fitted blind to the front, feature electric radiator, space saving staircase with hand rail leading to the mezzanine flooring, recessed lighting to the sloping ceiling, power points with USB charging points and an aerial point and power point for a wall mounted TV.

Mezzanine Floor

7'9 x 6'4 approx (2.36m x 1.93m approx)
There is a balustrade overlooking the lower part of the room, recessed lighting to the vaulted ceiling, power points with USB charging points and access to the roof storage space.

Shower Room

The luxurious main shower room has a large walk-in shower with a mains flow shower system having a rainwater shower head and hand held shower and wood backed shower boarding to three walls, one of which has a shelved recess, low flush w.c. with a concealed cistern, feature stone effect hand basin with a surface mounted mixer tap, further wood backed panelling and feature slatted panelling to the walls, recessed lighting to the ceiling, vertical towel radiator which is connected to the hot water heating system, Vaillant boiler housed in a shelved cupboard with panelled doors, opaque double glazed window and recessed lighting to the ceiling.

Outside

At the front of the property there is a block edged tarmacadam parking area which provides off the road parking for at least three vehicles, hedge to the right hand boundary and a fence with bin stores to the left hand side, outside lighting in the soffitt over the front door and there is a doorway leading to the integral passageway which runs through to the rear garden.

The rear garden has a block edged slabbed patio at the rear of the house leading onto a larger patio extending down the left hand side of the garden and in front of the garden room, there is an astroturf lawn with a border to the right hand side, slatted fencing to the two side boundaries, hot and cold outside taps are provided and lighting under the soffitt by the sliding doors leading out from the living/dining kitchen.

Garage/Store

21'2 x 6' approx (6.45m x 1.83m approx)
The integral store could be incorporated with the integral passageway to increase the size of the living accommodation or possibly create a fifth bedroom or further sitting room, the room currently has a double glazed window with a fitted blind to the front, extensive fitted shelving and work bench to two walls with further racked shelving to a third wall, door leading to the internal passageway, power points and lighting.

Integral Passageway

41' x 2'6 approx (12.50m x 0.76m approx)
This long passageway provides access to the rear without going through the property, but could easily be incorporated into the current garage/storage facility to create an additional bedroom or extra sitting room and to increase the size of the utility room if this was preferred. There are panelled doors to the front and rear of the passageway, sensor lighting is provided and there is ceiling storage racking and two eye level windows to the side.

Garden Room

26' x 15'2 approx (7.92m x 4.62m approx)
This incredible garden room is used by the current owners as a man cave/sports room and bar, panelling to the insulated walls which has double glazed sliding doors with matching side panels leading out to the garden, a vaulted ceiling with recessed lighting, there is a fitted bar which extends to three sides with space below for drink coolers and a dishwasher and there is mirror backed shelving to the wall behind the bar area, space for an upright fridge/freezer, aerial point and power points for a wall mounted TV, quality laminate flooring extending across the whole of the garden room, power points and a wall mounted heater are provided and at the front of the garden room there is an extended roof with LED lighting on the underside.

w.c.

The garden room has its own w.c. with a low flush w.c. with a concealed cistern, hand basin with a mixer tap and cupboard under, panelling to the walls, recessed lighting to the ceiling, ladder towel radiator, an electric wall mounted consumer unit for the electrics in the garden room and an extractor fan.

Directions

8734AMMP

Council Tax

Broxtowe Borough Council Band C

Additional Information

- Electricity – Mains supply
- Water – Mains supply
- Heating – Gas central heating
- Septic Tank – No
- Broadband – BT, Sky, Virgin
- Broadband Speed - Standard 2mbps Superfast 66mbps Ultrafast 1800mbps
- Phone Signal – EE, O2, Three, Vodafone
- Sewage – Mains supply
- Flood Risk – No flooding in the past 5 years
- Flood Defenses – No
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No





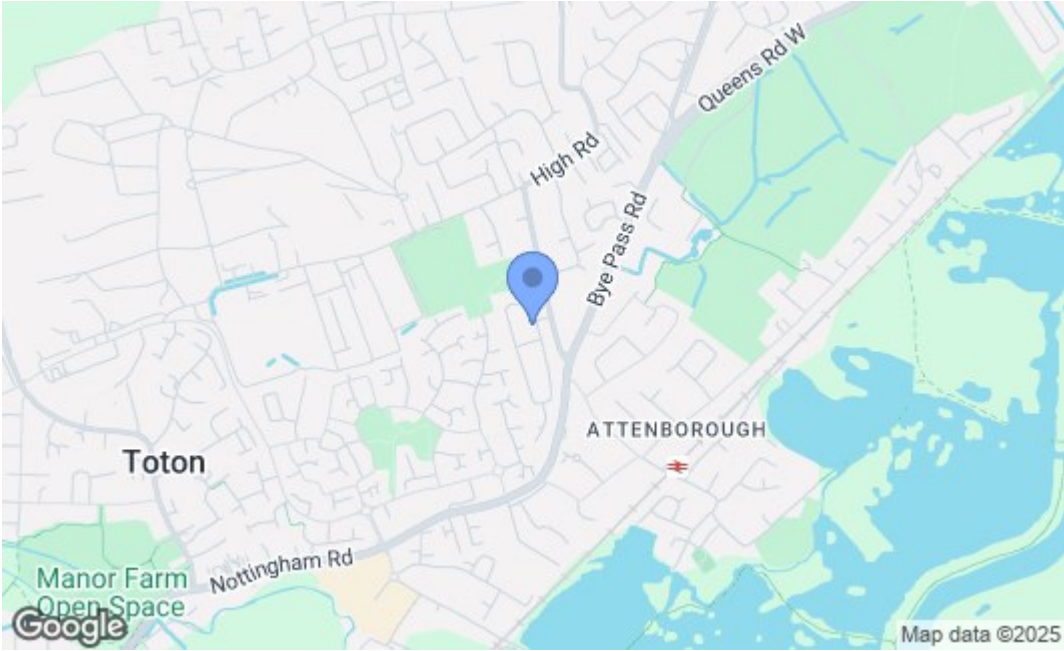
GROUND FLOOR



1ST FLOOR



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 agent, clients and agents accept no liability for any error or omission.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	64	
(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.