



Haddon Crescent,  
Chilwell, Nottingham  
NG9 5JT

**£285,000 Freehold**





A WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE THAT HAS THE POTENTIAL TO UPDATE AND IMPROVE AND CREATE YOUR DREAM HOME.

There is a feature arched entrance door that opens into the welcoming hallway with stairs rising to the first floor; access to the ground floor cloakroom and doors leading to the lounge diner and kitchen. The dual aspect lounge diner is light and airy with double glazed patio doors leading into the conservatory that overlooks the rear garden. The kitchen has integral appliances and a door to the side elevation.

The first floor landing leads to the three bedrooms, shower room and separate w.c. The rear garden offers low maintenance and gate access to the front. To the front there is a lawned area with an established border and decorative wall to the boundary. There is a driveway providing off road parking and access to the single detached garage / store.

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 Retail 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.





## Entrance

Arched UPVC and obscure double glazed door to:

## Entrance Hallway

Coving, UPVC double glazed panel to the side, dado rail, radiator, stairs to the first floor, understairs storage cupboard housing the consumer unit.

## Cloakroom/w.c.

Fixed panel UPVC double glazed window to the side, two piece white suite comprising of a low flush w.c. and wall mounted wash hand basin with tiled splashback, laminate tiled effect flooring, glazed doors to:

## Lounge/Diner

25'1" plus bay x 11'11" approx (7.65m plus bay x 3.65m approx)  
UPVC double glazed bay window to the front, double glazed sliding patio doors to the conservatory, coving, dado rail, two radiators, stone clad fireplace with coal effect Living Flame gas fire set on a stone hearth with mantle.

## Conservatory

9'8" x 8'8" approx (2.95m x 2.65m approx)  
Brick course with UPVC double glazed window and UPVC double glazed French doors to the rear, polycarbonate roof, wooden flooring, radiator, power and light.

## Kitchen

8'4" x 8'3" approx (2.55m x 2.54m approx)  
UPVC double glazed window to the rear, UPVC panel and double glazed door to the rear, wall, base and drawer units with laminate work surfaces over, tiled splashbacks, stainless steel sink and drainer with chrome mixer tap, Neff induction hob with extractor over, integrated Bosch double oven, space and plumbing for a washing machine, tiled effect laminate flooring, wall mounted boiler.

## First Floor Landing

UPVC double glazed window to the side, coving and doors to:

## Bedroom One

13'3" plus bay x 11'11" approx (4.04m plus bay x 3.65m approx)  
UPVC double glazed bay window to the front, coving, radiator, fitted wardrobes with rails, drawers, shelves and a dressing table, matching bedside cabinets.

## Bedroom Two

10'11" x 11'5" approx (3.34m x 3.49m approx)  
UPVC double glazed window to the rear, coving, radiator, fitted wardrobes with rails and shelving and a dressing table.

## Bedroom Three

6'11" x 8'5" approx (2.11m x 2.59m approx)  
UPVC double glazed window to the front, radiator, wood effect

laminate flooring, storage cupboard with shelves. Access hatch with a ladder to the part boarded loft space.

## Shower Room

5'8" x 7'10" approx (1.75m x 2.41m approx)  
Obscure UPVC double glazed window to the rear, ceiling spotlights, extractor, chrome heated towel rail, sink with chrome mixer tap, storage cupboards and work surface with a tiled splashback, quadrant shower enclosure with mains fed shower and aqua board splashbacks, chrome heated towel rail and tiled floor.

## Separate w.c.

Obscure UPVC double glazed window to the side, low flush w.c., ceiling spotlights and tiled floor.

## Outside

To the front of the property there is a block paved driveway providing off road parking, pathway to the front door, lawned garden, well stocked borders with a low level picket fence, metal gates providing access to the garage (access is narrow).

The rear garden is low maintenance in design with a paved patio seating area, bark and well stocked borders, central chippings and additional covered block paved seating area. Greenhouse and timber storage shed, wooden fence to the boundaries, side gate to the front, outside tap and external lighting.

## Garage/Store

11'1" x 21'4" approx (3.39m x 6.51m approx)  
Detached single garage of brick construction with a tiled roof, electrically operated up and over door, power and light, single glazed windows to the side and rear, ideal for storage.

## Council Tax

Broxtowe Borough Council Band C

## Additional Information

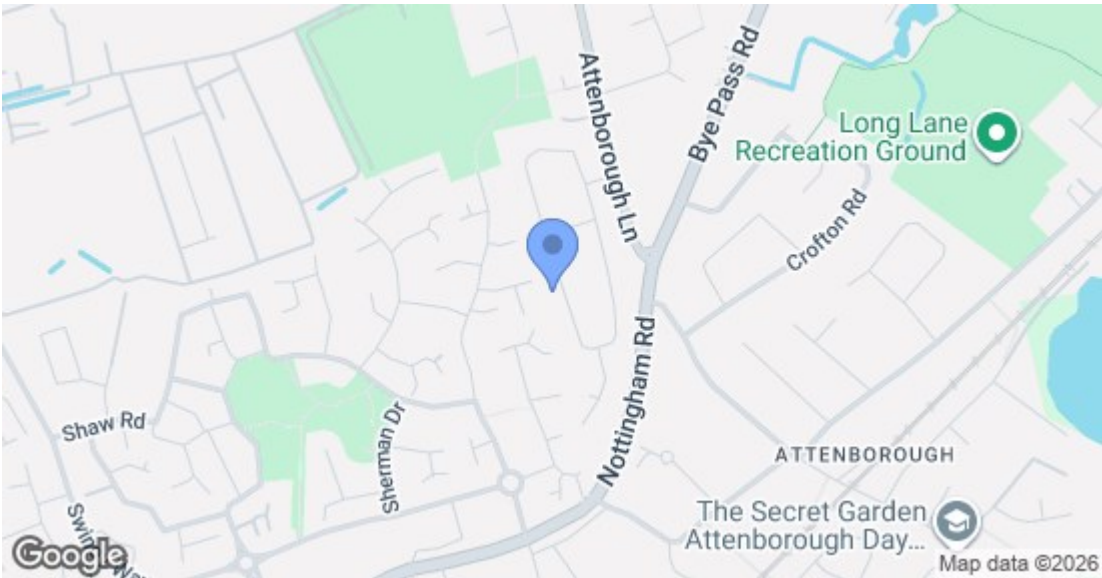
Electricity – Mains supply  
Water – Mains supply  
Heating – Gas central heating  
Septic Tank – No  
Broadband – BT, Sky, Virgin  
Broadband Speed - Standard 2mbps Superfast 67mbps Ultrafast 1800mbps  
Phone Signal – Three, 02, Vodafone, EE  
Sewage – Mains supply  
Flood Risk – No flooding in the past 5 years  
Flood Defenses – No  
Non-Standard Construction – No  
Any Legal Restrictions – No  
Other Material Issues – No





GROUND FLOOR

1ST FLOOR



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (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 <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 |         |           |
| 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.