

# Robert Ellis

*look no further...*



Haddon Crescent,  
Chilwell, Nottingham  
NG9 5JU

**£275,000 Freehold**

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@robertellisea



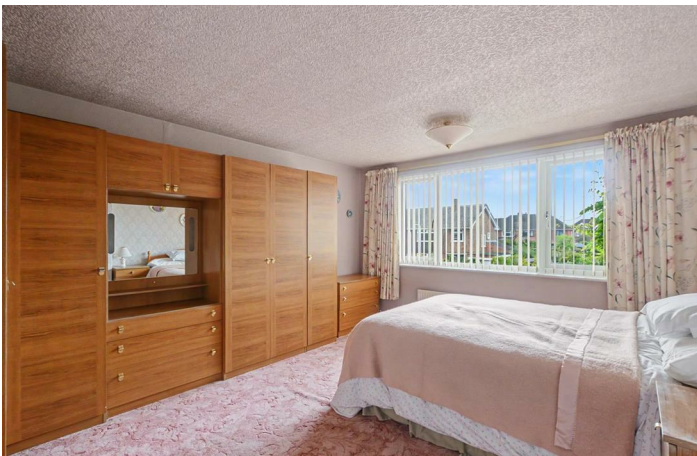


Located on Haddon Crescent, Chilwell, this semi-detached house presents a fantastic opportunity for those looking to upgrade and renovate. With two spacious reception rooms, this property offers ample space for both relaxation and entertaining. The three well-proportioned bedrooms provide comfortable living quarters, making it an ideal home for families or those seeking extra room.

The property features a bathroom, which can be transformed into a modern sanctuary with a little creativity. Additionally, there is parking available, ensuring convenience for residents and guests alike.

One of the standout features of this property is that it comes with no chain, allowing for a smooth and swift transaction. This is particularly appealing for buyers eager to move in and start their renovation journey without delay.

With its prime location in Chilwell, residents will enjoy easy access to local amenities, schools, and transport links, making it a desirable area for both families and professionals. This house is not just a property; it is a canvas waiting for your personal touch. Seize this opportunity to create your dream home in a vibrant community.



#### Entrance Porch

Double glazed sliding door with flanking window and double glazed door with flanking window to the entrance hall.

#### Entrance Hall

Radiator, stairs to the first floor, useful under stairs storage cupboard, built-in cloak cupboard and doors to the kitchen and lounge.

#### Lounge

15'10" x 11'10" (4.85m x 3.62m )

A carpeted reception room with gas fire with tiled hearth, UPVC double glazed window to the front, and opening into the dining room.

#### Dining Room

10'10" x 8'11" (3.32m x 2.72m )

A carpeted reception room with UPVC double glazed window to the rear, radiator, and door to the kitchen.

#### Kitchen

12'6" x 7'10" (3.82m x 2.41m )

Fitted with a range of wall, base and drawer units, work surfaces, sink with drainer and mixer tap, space for a cooker and fridge freezer, laminate flooring, UPVC double glazed window to the rear, pantry and door to the utility room.

#### Utility Room

9'3" x 6'10" (2.83m x 2.1m )

Fitted with base units, work surfaces, sink with drainer and a mixer tap, tiled flooring, UPVC double glazed window to the rear and side, composite door to the side and door to the integral garage.

#### Garage

15'8" x 7'7" (4.8m x 2.32m )

A single garage with UPVC double doors to the front.

#### First Floor Landing

UPVC double glazed window to the side and doors leading to the WC, bathroom and three bedrooms.

#### Bedroom One

13'9" x 11'11" (4.21m x 3.65m )

A carpeted double bedroom with UPVC double glazed window to the front and radiator.

#### Bedroom Two

11'5" x 10'11" (3.48m x 3.35m )

A carpeted double bedroom with fitted wardrobes, UPVC double glazed window to the rear and radiator.

#### Bedroom Three

8'4" x 6'10" (2.56m x 2.1m )

A carpeted bedroom with UPVC double glazed window to the front, built-in cupboard, and radiator.

#### Bathroom

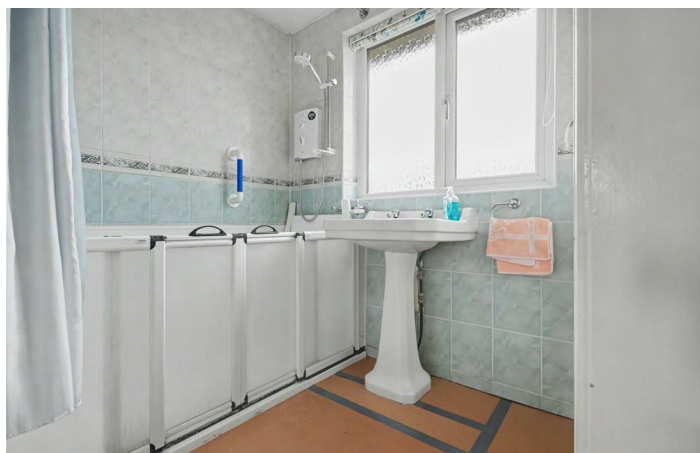
Comprising walk-in shower, pedestal wash-hand basin, tiled walls, UPVC double glazed window to the rear and a built-in cupboard housing the Worcester combination boiler.

#### Separate WC

Fitted with a WC, tiled walls, laminate flooring, and UPVC double glazed window to the side.

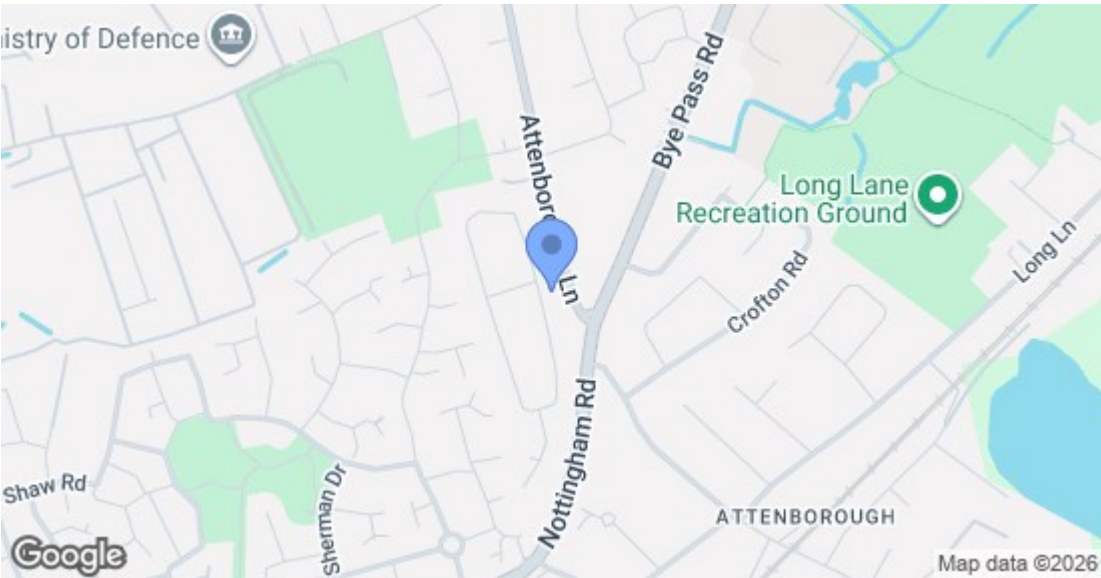
#### Outside

To the front of the property you will find a lawned garden with block paved driveway, and gated side access leading to the generous rear garden which includes a lawn, a range of mature trees and shrubs, pond, green house, shed, outside water tap and fence boundaries.





Robert Ellis  
ESTATE AGENTS



| 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                     |         |           |
|                                                                 | 63      | 80        |
| 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.