Robert Ellis

look no further...

Haddon Crescent,
Beeston, Nottingham
NG9 5JT

£325,000 Freehold

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An attractive and extended bay fronted three-bedroom semi-detached.

Situated within an extremely popular and convenient location, close to a wide range of shops and amenities from Beeston town centre and Chilwell retail park, as well as transport links, schools and playing fields, the property is considered a fantastic opportunity for a professional couple or young family.

In brief, the internal accommodation comprises entrance hall, lounge, kitchen and extended dining room to the ground floor with three bedrooms, bathroom and a separate W.C to the first floor.

Outside, there is a re-landscaped front garden with driveway and gated access to the private and enclosed, sunny south-west facing, primarily lawned garden to the rear with block paved patio and veranda, beds and borders, fenced boundaries and a brick built garage with double doors to the front.

In order to be fully appreciated an internal viewing comes highly recommended.

Entrance hall
With radiator, window to the side, under stairs storage cupboards, doors to lounge, dining room and kitchen and stairs to the first floor.

Lounge
11'11" x 11'4" (3.65m x 3.46m)
Smoked oak wooden floor, radiator, gas fire and UPVC double glazed bay window with fitted shutters to the front.

Dining room
18'11" x 10'11" (5.77m x 3.34m)
Radiator, UPVC double glazed window to the side and UPVC double glazed double doors with windows to garden at the rear.

Kitchen
9'11" reducing to 8'4" x 7'10" (3.047m reducing to 2.55m x 2.4m)
With a range of wall, base and drawer units, work surfacing with tiled splashbacks, one and a half bowl sink with drainer and a mixer tap, gas cooker point, plumbing for washing machine and space for tumble dryer, pantry and UPVC double glazed door and window to the garden.

First floor landing
Wooden double glazed window to the side and doors to bedrooms, bathroom and W.C.

Bedroom One
13'1" x 11'11" (4.0m x 3.65m)
Fitted wardrobes, dressing table and drawers and UPVC double glazed bay window with fitted shutters to the front.

Bedroom Two
11'5" x 10'11" (3.5m x 3.34m)
Fitted wardrobes, radiator and UPVC double glazed window to the rear.

Bedroom Three
8'2" x 6'11" (2.5m x 2.13m)
Fitted wardrobes and storage, radiator and UPVC double glazed window to the front.

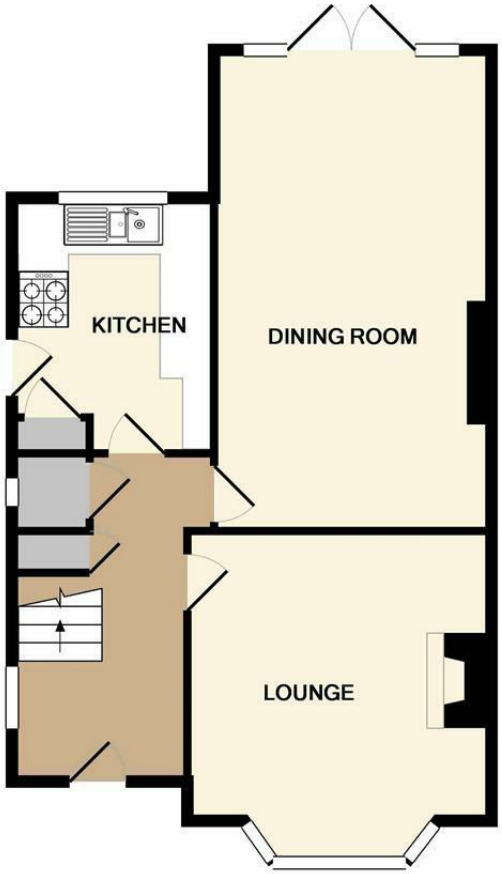
Bathroom
Incorporating a three piece suite comprising panelled bath with mains shower over and curtain, low flush W.C, pedestal wash hand basin, heated towel rail and UPVC double glazed window to the rear.

W.C
Low flush W.C and double glazed wooden window to the side.

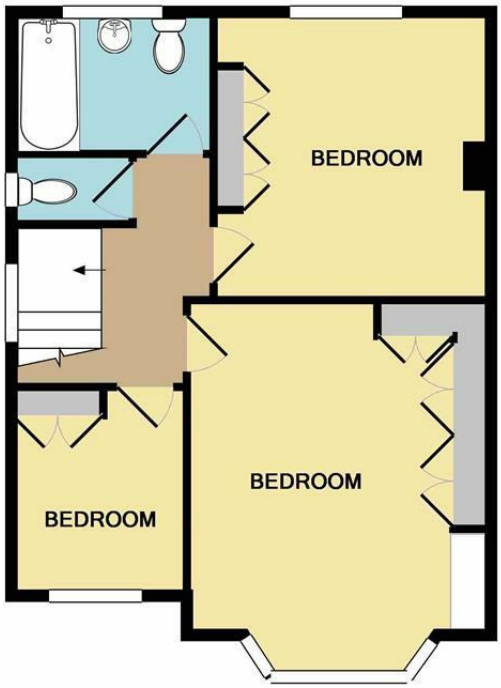
Outside
There is a re-landscaped front garden with driveway and gated access to the private and enclosed, sunny south-west facing garden to the rear with a decking area overlooking the lawn beyond with a second decking area and pergola to the rear, beds and borders, fenced boundaries and a brick built garage with double doors to the front.

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
Does the property have spray foam in the loft?: No
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.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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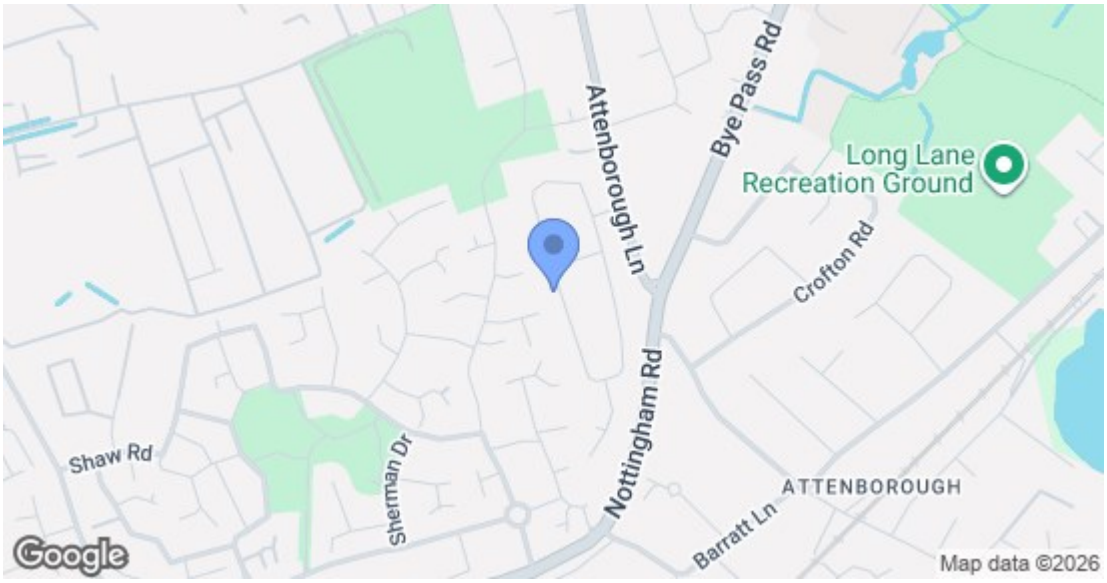

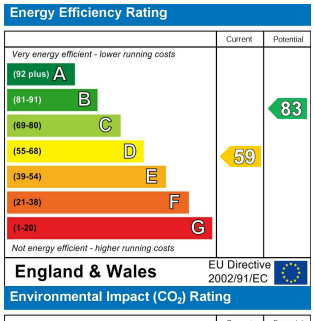

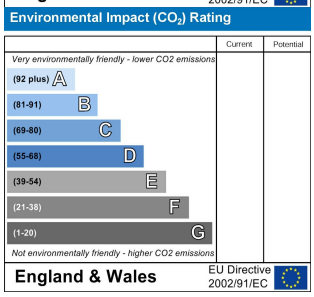

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