



Griffon Drive, Hucknall, Nottingham, NG15 6XH
Guide Price £375,000-£400,000 Freehold


MARTIN&CO

Griffon Drive, Hucknall

4 Bedrooms, 2 Bathroom

Guide Price £375,000-£400,000

- Four Bedroom Detached House
- Featuring Many Upgrades
- Enclosed Rear Garden
- Sought After New Development
- Double Driveway & Integral Garage
- Master Bedroom With En-Suite & Fitted Wardrobes
- Freehold

GUIDE PRICE £375,000-£400,000. Beautifully presented, this four bedroom executive detached house stands on this sought after new build development offering an array of local amenities. Featuring many additional upgrades by the owners the property offers a neutral and contemporary finish and a nearly new finish throughout. The property comprises of an entrance hall with double doors through to the lounge with bay window, there is an open plan kitchen/diner complete with integrated appliances and French Doors to the rear garden. Off the kitchen is the utility room and there is a cloakroom also to the ground floor.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



To the first floor there are four well proportioned double bedrooms (three with fitted storage and the master with an en-suite shower room) alongside a family bathroom. Externally, the property offers a good sized, enclosed rear garden and a double driveway to the front leading to an integral single garage. Early viewing is strongly recommended.

HALLWAY Accessed via an external door with wood effect vinyl flooring, stairs rising to the first floor, under stairs storage cupboard, wall mounted radiator and fitted ceiling spotlights.

LIVING ROOM 16' x 9' 7" (4.88m x 2.92m) With a fitted carpet, uPVC double glazed bay window to the front elevation, wall mounted radiator and ceiling light.

DINING KITCHEN 21' 2" x 9' (6.45m x 2.74m) With a fitted kitchen comprising of high and low level fitted units with a squared edge worktop over with upstand incorporating a one and half bowl stainless steel sink and drainer, integrated electric oven, inset gas hob

with extractor hood over, integrated dishwasher and wine cooler, wood effect vinyl flooring, wall mounted radiator, uPVC double glazed window to the rear elevation and fitted ceiling spotlights. The dining area has wood effect vinyl flooring, uPVC double glazed French doors to the rear garden, wall mounted radiator and is to include fitted ceiling spotlights.

UTILITY ROOM 6' x 5' 6" (1.83m x 1.68m) With high and low level fitted units with a squared edge worktop over with upstand, washing machine plumbing, dryer point, wood effect vinyl flooring, wall mounted radiator, external door to the rear garden and fitted ceiling spotlight.

CLOAKROOM With a low flush w.c., corner pedestal wash hand basin, wood effect vinyl flooring, part wall tiling, wall mounted radiator, opaque uPVC double glazed window to the rear elevation and ceiling light.

LANDING With a fitted carpet, airing cupboard, loft hatch and fitted ceiling spotlights.

MASTER BEDROOM 15' x 9' 7" (4.57m x 2.92m) With a fitted carpet, uPVC double glazed window to the front elevation, fitted wardrobe with sliding doors, wall mounted radiator and ceiling light.

EN-SUITE Comprising of a shower enclosure with a mains fed mixer bar shower, low flush w.c., pedestal wash hand basin, vinyl floor covering, part wall tiling, wall mounted radiator, opaque uPVC double glazed window to the front elevation and fitted ceiling spotlights.

BEDROOM TWO 11' x 10' 7" (3.35m x 3.23m) With a fitted carpet, uPVC double glazed window to the front elevation, fitted wardrobe, wall mounted radiator and ceiling light.

BEDROOM THREE 11' x 8' 9" (3.35m x 2.67m) With a fitted carpet, uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light.



BEDROOM FOUR 10' 6" x 8' 10" (3.2m x 2.69m) With a fitted carpet, uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light.

BATHROOM Comprising of a panelled bath with chrome mixer tap, low flush w.c, pedestal wash hand basin, vinyl floor covering, part wall tiling, wall mounted radiator, opaque uPVC double glazed window to the rear elevation and fitted ceiling by spotlights.

EXTERNAL The property enjoys an enclosed rear garden which is mainly laid lawn with a fenced boundary and secure gate access. To the front is a laid to lawn garden and a block paved driveway providing off road parking for two vehicles and leading to an integral single garage with up and over door, power and lighting.







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