



Griffon Drive
Hucknall Nottingham



Griffon Drive Hucknall Nottingham NG15 6XH

for sale
£450,000



Property Description

Located on the outskirts of Hucknall, this stunning Four Bedroom Detached family home is still within it's New Build Warranty and is sat on a generous plot with open field views. Ideally situated close to countryside walks, good schools and excellent transport links.

The property comprises of Entrance Hallway, Bay Fronted Lounge, Dining Room, Breakfast Kitchen, Utility, Downstairs WC. To the first floor is the Family Bathroom, Four Double Bedrooms Two of which have En-Suites. To the exterior of the property there is a lovely Rear Garden, Double Integral Garage, Driveway for multiple cars, and Field Views!

Viewing is essential to fully appreciate the location and size!

Entrance Hall

Accessed via a newly fitted composite entrance door. With a radiator and access to the lounge.

Lounge

16' 2" x 11' 9" (4.93m x 3.58m)

With a double glazed bay window to the front and two radiators.

Dining Room

12' 9" x 10' 9" (3.89m x 3.28m)

With a double glazed window to the rear and a radiator.

Kitchen

18' 2" Max x 12' 2" Max (5.54m Max x 3.71m Max)

With a range of wall and base units with complementary work surfaces over with an inset one and a half bowl sink and drainer unit with a mixer tap over. There is a double electric oven, gas hob with extractor hood over, space for an American fridge freezer and built-in washing machine. With a double glazed window to the rear and double glazed French doors to the rear.

Utility Room

8' 9" x 5' 10" (2.67m x 1.78m)

With a door granting access to the garage, radiator, space and plumbing for a washing machine and a tumble dryer. There is also a new composite door to the side entrance.

Cloakroom

Fitted with a low level W/C, pedestal sink and a radiator. With a double glazed obscure window to the rear and floor to ceiling tiling.

First Floor

Landing

Having upvc double glazed window to the front elevation, central heating radiator, storage cupboard and having loft access.

Bedroom One

16' 1" Max x 10' 9" (4.90m Max x 3.28m)

With a double glazed window to the rear, radiator and two built-in sliding wardrobes.

En-Suite

Fitted with a mains fed walk-in shower with two shower heads, pedestal sink, low level W/C radiator and spotlights. There is a double glazed obscure window to the rear, floor to ceiling tiling and an extractor fan.

Bedroom Two

12' x 11' 10" (3.66m x 3.61m)

With a double glazed window to the front and a radiator.

En-Suite

Fitted with a walk-in shower, low level W/C and pedestal sink and a double glazed obscure window to the side and floor to ceiling tiling.

Bedroom Three

12' 4" x 9' (3.76m x 2.74m)

With a double glazed window to the front and a radiator.

Bedroom Four

10' 6" x 9' 7" (3.20m x 2.92m)

With a double glazed window to the rear and a radiator.

Bathroom

Fitted with a three piece suite comprising on panelled bath, low level WC and pedestal wash hand basin and floor to ceiling tiling.

Integral Garage

A double integral garage fitted with power and lighting. The garage has been fitted with a new alarmed, double Garador automatic insulated roller door.

Outside

Front

To the front you will find a driveway offering off road parking for multiple vehicles.

Rear

To the rear you will find a low maintenance garden which is mainly laid to lawn as well as offering a garden shed, outside water tap, outside sockets and access to the side.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: B Council Tax
 Band: E

Tenure: Freehold

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