



Griffon Drive
Hucknall Nottingham



Griffon Drive Hucknall Nottingham NG15 6XH

for sale offers in excess of
£380,000



Property Description

The property comprises of entrance hallway, downstairs WC, bay fronted lounge, modern fitted kitchen diner, utility. To the upstairs is the family bathroom, four good-sized bedrooms with the master having an en-suite. To the exterior of the property there is an integral garage, driveway, and rear garden.

Viewing is essential, so call now.

Ground Floor

Entrance Hall

Accessed via a composite door to the front and giving access to the lounge.

Lounge

15' 4" x 11' 11" (4.67m x 3.63m)
Having double glazed bay windows to the side and front, a double glazed window to the side and a radiator.

Kitchen Diner

17' 4" x 11' 10" plus recess (5.28m x 3.61m plus recess)
Fitted with matching wall and base units with complementary work surfaces over with an inset one and half bowl sink and drainer unit with mixer tap over. You will find integrated appliances including a wine cooler, gas hob with extractor over. There is space for dining table and UPVC French doors leading to rear garden, radiator and access to utility area.

Utility Area

9' 10" x 4' 5" (3.00m x 1.35m)
Having a radiator. door to the rear and space for a tumble dryer.

Cloakroom

Fitted with a low level W/C, pedestal sink and a double glazed obscure window to the side.

First Floor

Landing

Having a storage cupboard, radiator and access to the bedroom and bathroom.

Bedroom One

11' 11" x 10' 4" plus recess (3.63m x 3.15m plus recess)
Having a double glazed window to the front, two built-in wardrobes and a radiator.

En-Suite

Fitted with a mains fed walk-in shower, low level W/C, double glazed obscure window to the side, chrome heated towel rail and spotlights.

Bedroom Two

12' 8" max x 10' 4" max (3.86m max x 3.15m max)
Having a double glazed window to the rear and a radiator.

Bedroom Three

12' 1" max x 10' 10" max (3.68m max x 3.30m max)
Having a double glazed window to the rear and a radiator.

Bedroom Four

10' 1" x 10' 1" (3.07m x 3.07m)
Having a double glazed window to the front and a radiator.

Bathroom

A fitted suite comprising of a bath with mixer tap over, spotlights, extractor, low level W/C, chrome heated towel rail, double glazed window to the rear, shower cubicle with mains fed shower and pedestal sink.

Integral Garage

19' 8" x 9' 11" (5.99m x 3.02m)
Having an up and over door and housing the boiler.

Outside

Front

To the front of the property you will find a driveway providing off road parking for the property as well as access to the integral garage. There is also a lawned area and a gate leading to the rear.

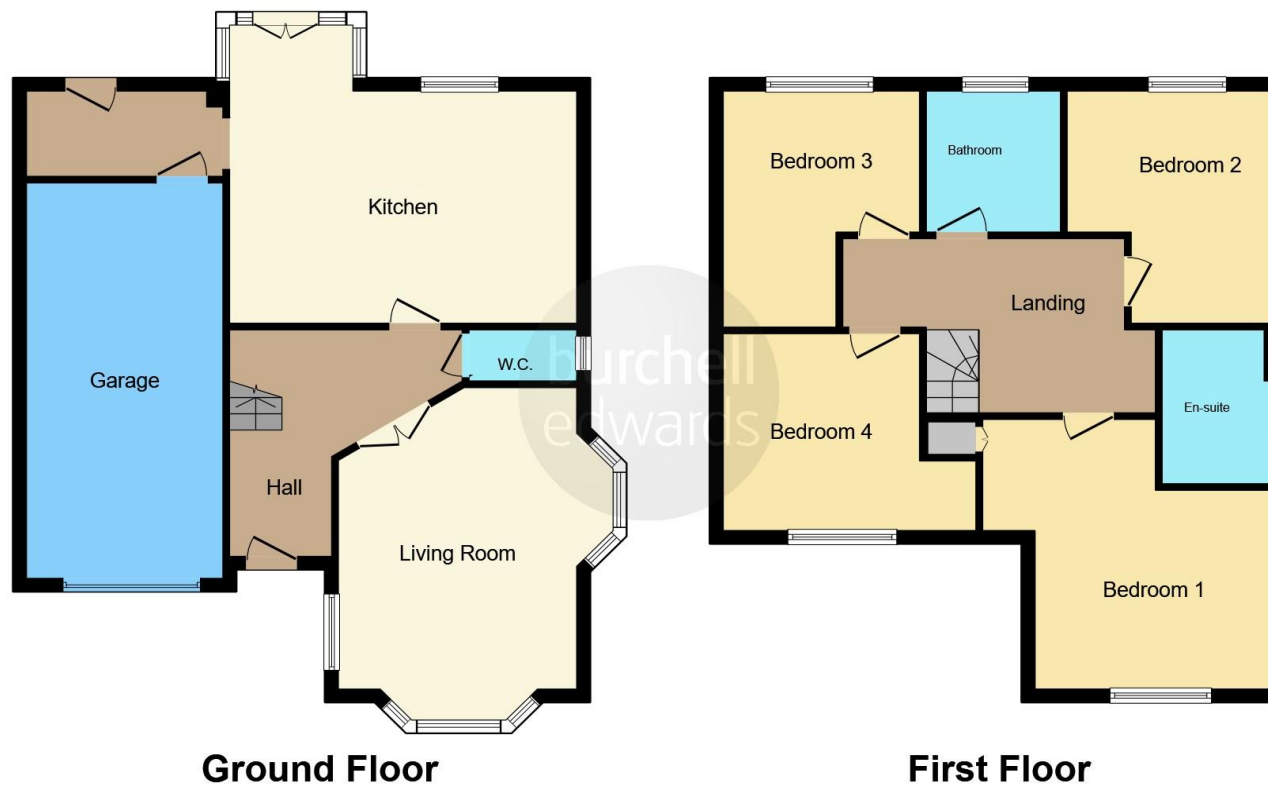
Rear

To the rear you will find a low maintenance garden which is mainly laid to lawn.









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

To view this property please contact Burchell Edwards on

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EPC Rating: B Council Tax
 Band: D

Tenure: Freehold

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