

HoldenCopley

PREPARE TO BE MOVED

Griffon Drive, Hucknall, Nottinghamshire NG15 6XH

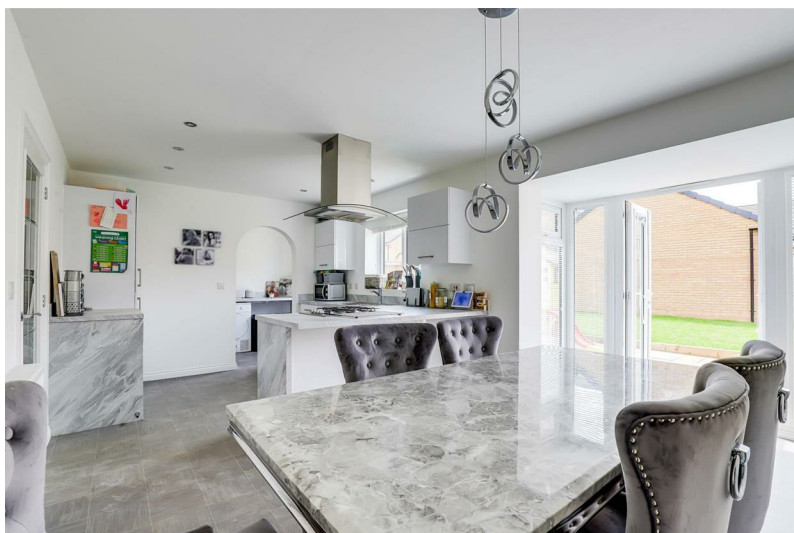
Offers Over £350,000

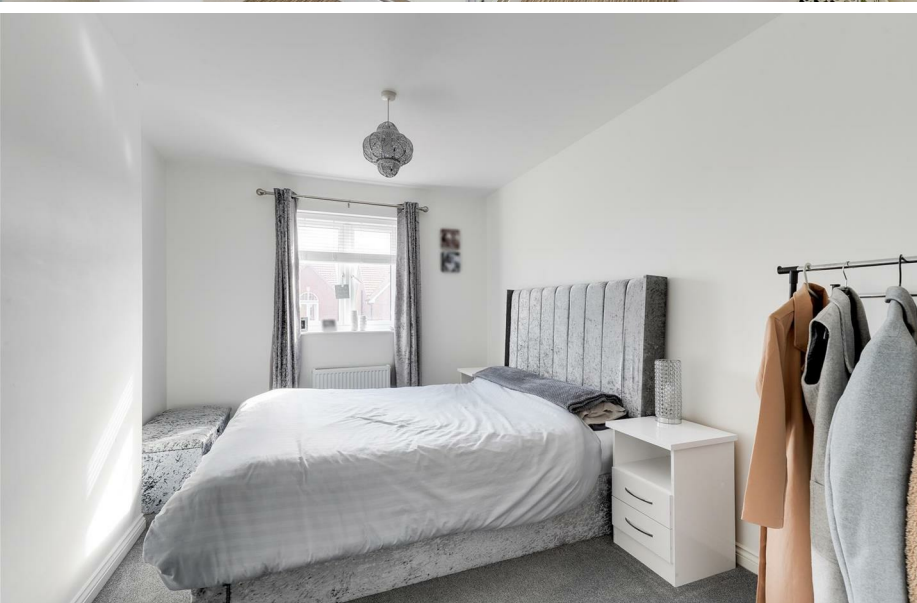
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WELL PRESENTED FAMILY HOME...

This stunning four-bedroom detached house, located in the sought-after area of Hucknall close to a range of local amenities such as shops, eateries and excellent transport links into Nottingham City Centre as well as being within catchment to local schools, offers a perfect blend of modern living and comfort, providing an ideal space for families or those seeking a spacious home. Upon entering, you are greeted by a welcoming entrance hall, a spacious living room, bathed in natural light, adjacent to the living room, the modern kitchen seamlessly connects to the dining room, forming the heart of the home and creating an excellent space for social gatherings and family meals. The thoughtfully designed kitchen features contemporary fittings and ample storage, making it a joy to prepare meals and entertain guests. Convenience is further enhanced with a utility room, offering practical space for laundry and storage needs, and a convenient W/C, providing an additional touch of practicality to the ground floor layout. The first floor accommodates four generously sized bedrooms, each offering a peaceful sanctuary for rest and rejuvenation. The master bedroom boasts a luxurious en-suite bathroom, providing a private retreat for the homeowners. Completing the first floor is a stylish four-piece bathroom suite, ensuring utmost comfort and convenience for the entire household. Externally, this property continues to impress with its delightful front garden, featuring a well-maintained lawn and an attractive block-paved driveway, offering ample space for off-road parking. The garage provides secure storage for vehicles or can be utilised for additional storage needs. The rear garden is a true haven, boasting a serene paved patio seating area, perfect for al fresco dining and enjoying the outdoors. Beyond the patio, the lawned garden provides a safe and spacious area for children to play or for gardening enthusiasts to indulge their green thumbs.





- Detached House
- Four Bedrooms
- Spacious Living Room
- Modern Kitchen & Dining Room
- Utility Room & W/C
- En Suite & Bathroom
- Front & Rear Gardens
- Off Street Parking & Garage
- Well Presented
- Popular Location





GROUND FLOOR

Entrance Hall

14'7" x 4'1" (4.47m x 1.26m)

The entrance hall provides access into the ground floor accommodation and has vinyl flooring, carpeted stairs to the first floor accommodation, access into the garage, a radiator and a composite door providing access into the accommodation.

Living Room

16'11" x 10'1" (5.18m x 3.08m)

The living room has carpeted flooring, two radiators, a TV point, double doors into the hallway and a UPVC double glazed window to the front elevation.

Dining Room

14'3" x 8'11" (4.36m x 2.74m)

The dining room has vinyl flooring, two radiators, a TV point, two UPVC double glazed windows to the side elevation, two UPVC double glazed windows to the rear elevation and UPVC patio doors providing access to the rear garden and open to the kitchen.

Kitchen

11'5" x 10'6" (3.50m x 3.22m)

The kitchen has vinyl flooring and has a range of wall, drawer and base units with worktop above, an integrated dishwasher, a stainless steel sink and a half with a drainer and a mixer tap, an integrated oven with an integrated hob and extractor hood over, spotlights to the ceiling, an integrated fridge freezer, a UPVC double glazed window to the rear elevation and an archway into the utility room.

Utility Room

7'1" x 5'4" (2.17m x 1.64m)

The utility room has vinyl flooring, space and plumbing for a washing machine, space for a tumble dryer, a worktop space, a radiator, access into the W/C and a composite door providing access into the rear garden.

W/C

3'0" x 5'4" (0.92m x 1.65m)

This space has vinyl flooring, partially tiled walls, a radiator, an extractor fan, a corner W/C with a mixer tap and a low level W/C.

FIRST FLOOR

Landing

The landing provides access into the first floor accommodation and has carpeted flooring, a storage cupboard, a radiator, access into the loft space and a UPVC double glazed window to the side elevation.

Master Bedroom

9'10" x 10'9" (3.00m x 3.30m)

The master bedroom has carpeted flooring, two radiators, access into the en suite, a built in wardrobe and a UPVC double glazed window to the rear elevation.

En Suite

5'10" x 5'8" (1.80m x 1.75m)

The en suite has vinyl flooring, partially tiled walls, a chrome heated towel rail, spotlights to the ceiling, an extractor fan, a wash basin with a mixer tap, a low level W/C, a corner shower cubicle with a mains fed shower and folding screen doors and an obscured UPVC double glazed window to the rear elevation.

Bedroom Two

8'10" x 13'3" (2.70m x 4.05m)

The second bedroom has carpeted flooring, a radiator and a UPVC double glazed window to the front elevation.

Bedroom Three

8'7" x 11'6" (2.64m x 3.51m)

The third bedroom has carpeted flooring, a radiator and a UPVC double glazed window to the front elevation.

Bedroom Four

8'7" x 10'10" (2.64m x 3.31m)

The fourth bedroom has carpeted flooring, a radiator and a UPVC double glazed window to the rear elevation.

Bathroom

6'10" x 8'5" (2.08m x 2.57m)

The bathroom has vinyl flooring, partially tiled walls, a chrome heated towel rail, a wash basin with a mixer tap, a low level WC, a bath with a mixer tap, a shower cubicle with mains fed shower unit and a folding screen door, spotlights to the ceiling, an extractor fan and an obscured UPVC double glazed window to the front elevation.

OUTSIDE

Front

The front of the property has a block paved driveway providing off street parking, a lawned garden, external lighting and enclosed by a fenced boundary.

Garage

16'8" x 9'10" (5.10m x 3.02m)

The garage provides additional storage for the property or parking space and has an up and over entrance door, power points and lighting.

Rear

The rear of the property has a paved patio seating area, an external tap, external lighting, a lawned garden, a paved pathway and enclosed by fenced and walled boundaries.

DISCLAIMER

Council Tax Band Rating - Ashfield District Council - Band D

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

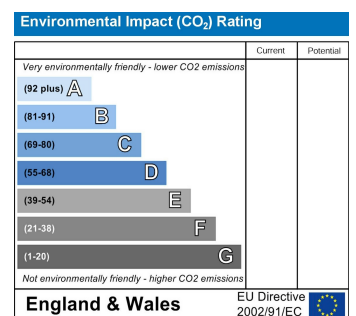
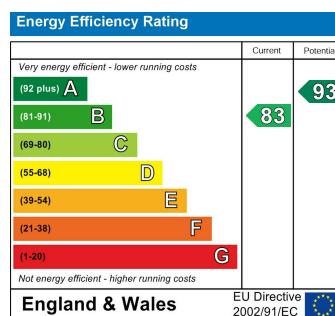
The vendor has advised the following:

Property Tenure is Freehold

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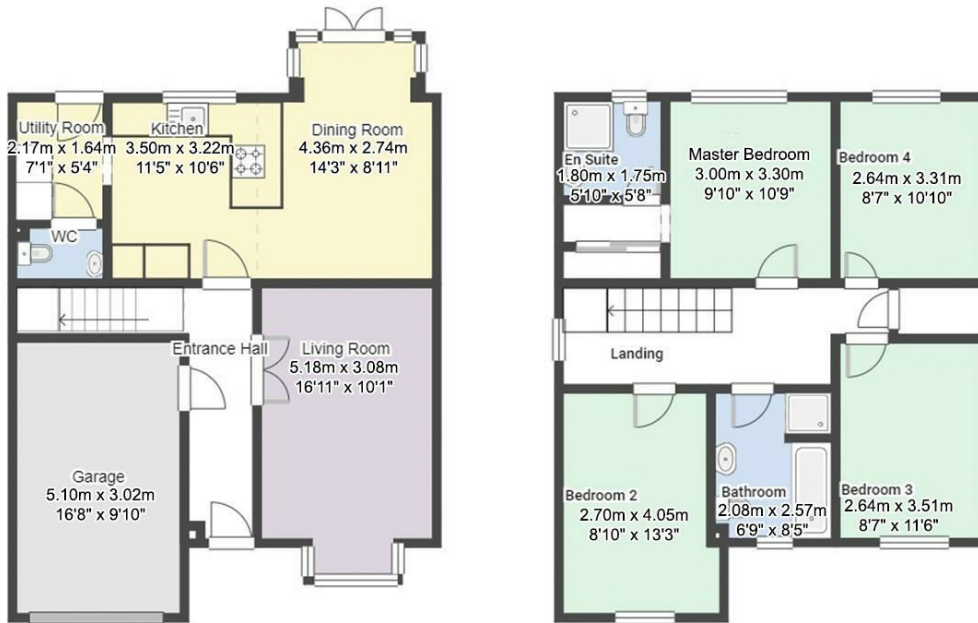
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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