

HoldenCopley

PREPARE TO BE MOVED

Griffon Drive, Hucknall, Nottinghamshire NG15 6XH

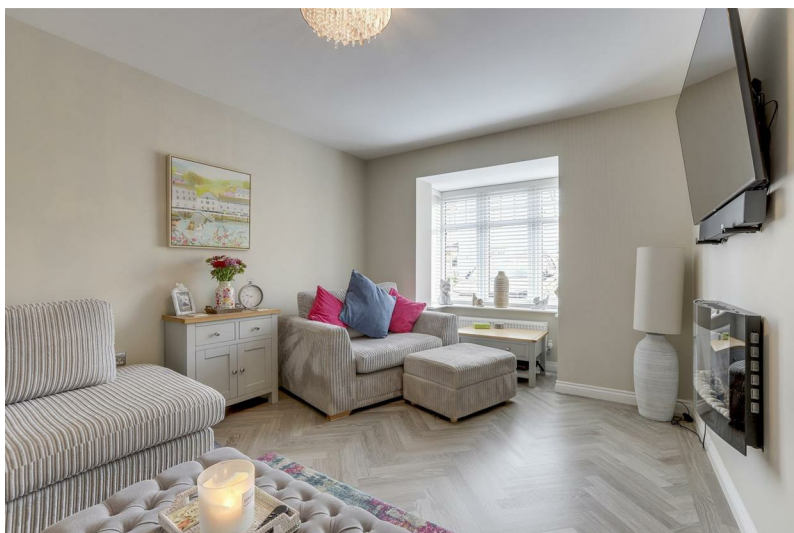
£400,000

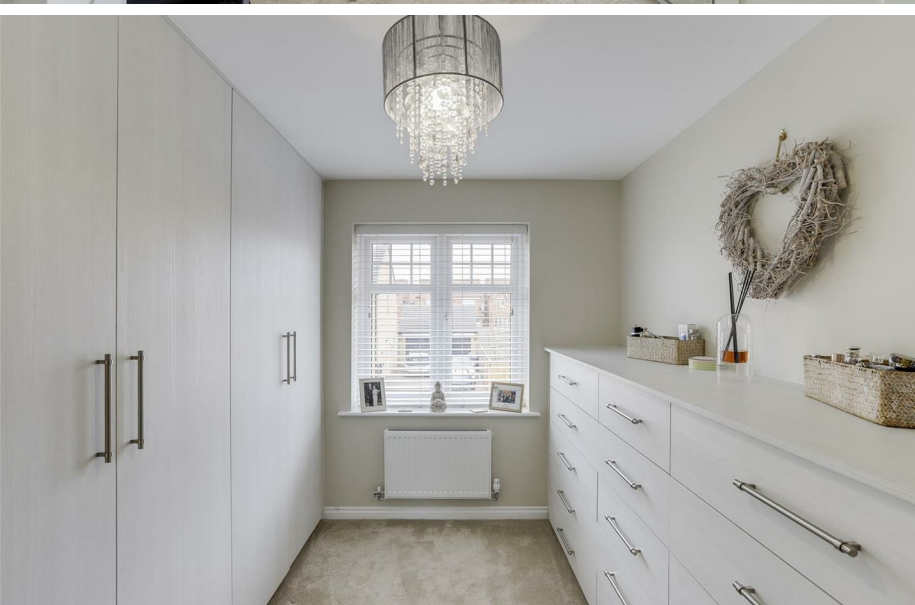
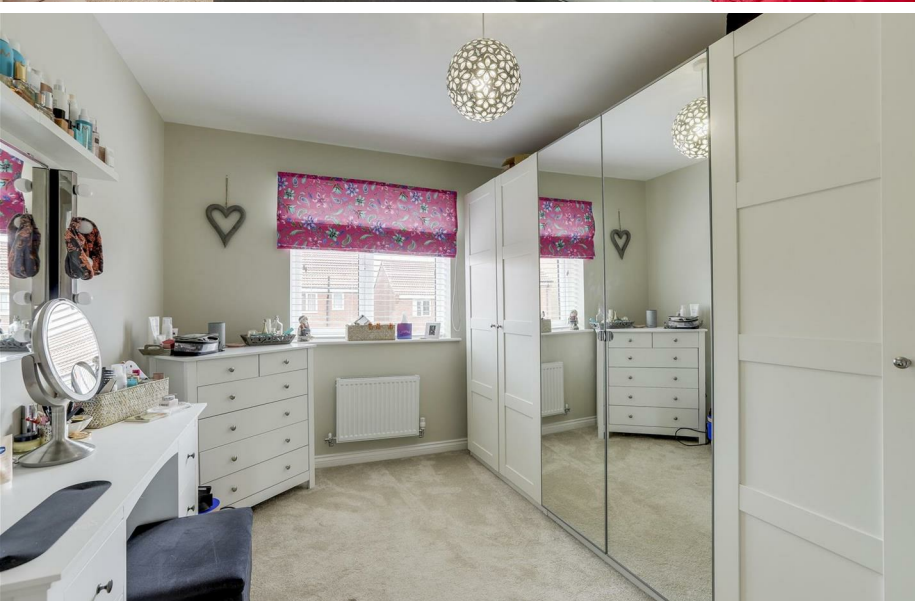
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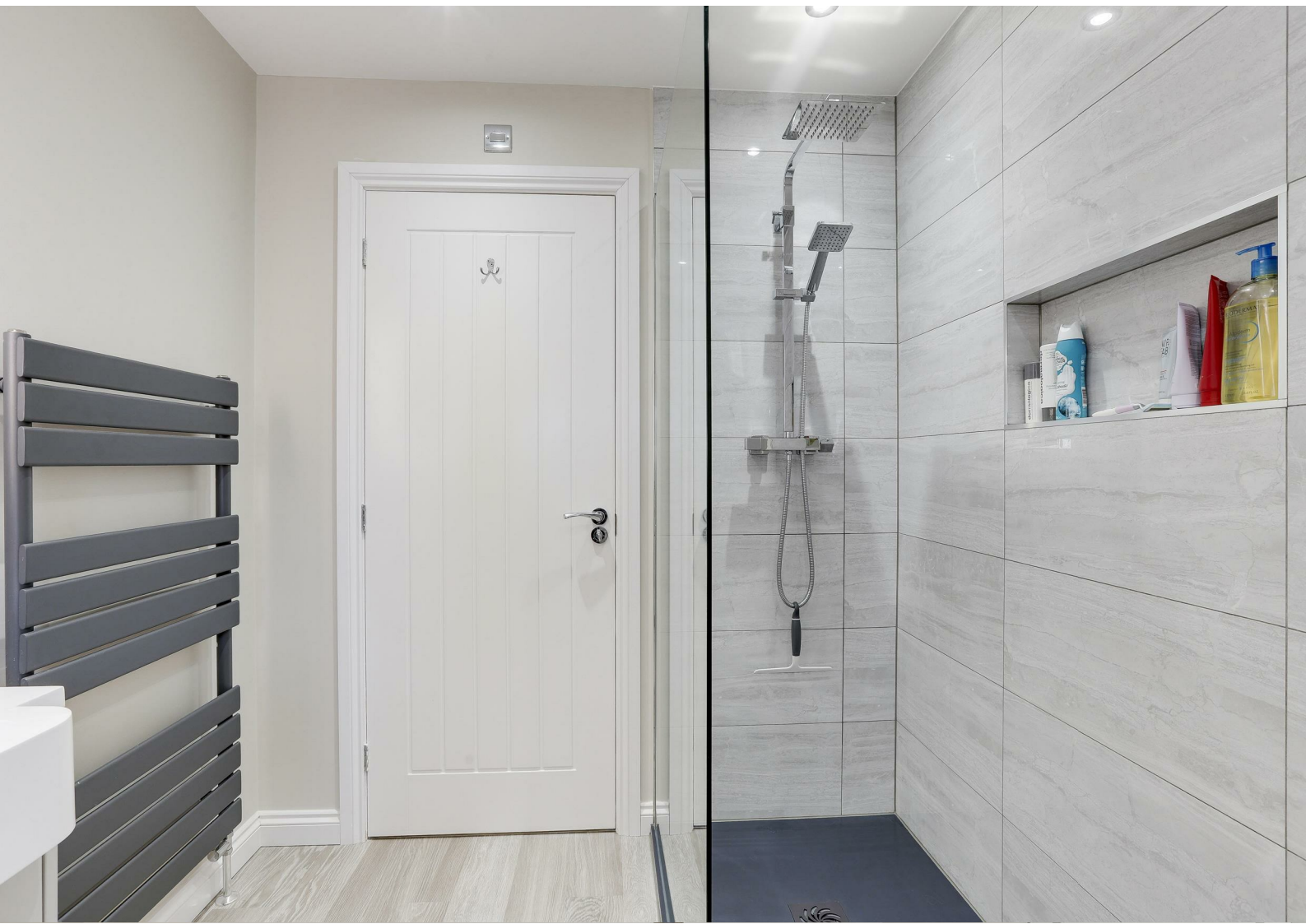
BEAUTIFULLY RENOVATED DETACHED FAMILY HOME...

This beautifully renovated three/four bedroom detached house is a true credit to the current owners and offers a high standard of finish throughout, making it a perfect purchase for any family buyer seeking a home they can move straight into. Located in a popular area, the property enjoys easy access to excellent local amenities including shops, great schools, fantastic transport links, and is ideally positioned next to picturesque open fields—perfect for walks and outdoor enjoyment. The property has undergone a full renovation including two brand-new bathrooms, new flooring throughout, stylish redecoration, upgraded electrical sockets, Hive smart heating system, and a professionally landscaped rear garden—just to name a few of the upgrades. To the ground floor, the accommodation comprises an entrance hall, a spacious square bay-fronted living room with a wall-mounted electric fireplace, a contemporary shaker-style fitted kitchen-diner with French doors opening out to the rear garden, a utility room, a W/C, and an additional versatile room currently used as a utility/office. There is also access to a handy storage garage fitted with an electric garage door. Upstairs, the first floor offers three well-proportioned bedrooms along with a fourth room currently serving as a walk-in dressing room, which could easily be converted back into a fourth bedroom. The stunning master bedroom benefits from a four-piece en-suite bathroom, while the remaining bedrooms are served by a three-piece family bathroom. Additional features include access to a fully boarded loft space, ideal for storage. To the rear is a beautifully landscaped, private garden featuring two paved patio seating areas, a well-maintained lawn, a charming pergola, raised wooden planters with a variety of plants, and a wooden garden storage shed. This is a truly exceptional home that must be viewed to be fully appreciated.





- Detached House
- Three/Four Bedrooms
- Modern Fitted Kitchen-Diner
- Square Bay Fronted Reception Room
- Versatile Utility Room & Office
- Ground Floor W/C & Utility Room
- Three Piece Bathroom & Four Piece En-Suite
- Driveway & Storage Garage
- Beautifully Landscaped Rear Garden
- Must Be Viewed





GROUND FLOOR

Entrance Hall

14'7" x 4'2" (max) (4.47m x 1.29m (max))

The entrance hall has Karndeian flooring, carpeted stairs, a radiator, recessed spotlights and a single composite door providing access into the accommodation.

Living Room

16'10" x 10'1" (max) (5.14m x 3.08m (max))

The living room has a UPVC double-glazed square bay window to the front elevation, Karndeian flooring, two radiators and a wall-mounted electric fireplace.

Utility/Office

9'9" x 14'10" (max) (2.99m x 4.54m (max))

The utility/office has fitted floor to ceiling units, space and plumbing for a washing machine and tumble dryer, space for a fridge-freezer, space for a desk, Karndeian flooring, a radiator, access into the storage garage, recessed spotlights and a UPVC double-glazed window to the side elevation.

Storage Garage

9'8" x 4'3" (2.96m x 1.32m)

The storage garage has fitted base units with a worktop, power points, lighting and an electric garage door.

Kitchen-Diner

19'1" x 14'4" (max) (5.83m x 4.39m (max))

The kitchen-diner has a range of fitted shaker style base and wall units with worktops and a breakfast bar, an integrated double oven, dishwasher and fridge-freezer, a sink and a half with a drainer and a moveable swan neck mixer tap, an induction hob with a ceiling mounted extractor fan, Karndeian flooring, two radiators, space for a dining table, space for a sofa, recessed spotlights, UPVC double-glazed window to the rear and side elevations and double French doors providing access out to the garden.

Utility Room

7'1" x 5'4" (2.18m x 1.65m)

The utility room has fitted gloss base and wall units with a worktop, Karndeian flooring, a radiator and a single composite barn door providing access out to the garden.

W/C

5'5" x 2'11" (1.66m x 0.91m)

This space has a W/C, a pedestal wash basin, Karndeian flooring, a radiator and partially tiled walls.

FIRST FLOOR

Landing

19'9" x 5'8" (max) (6.02m x 1.75m (max))

The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, a radiator, a built-in airing cupboard with shelving, access into the boarded loft with lighting and wooden ladders, recessed spotlights and provides access to the first floor accommodation.

Master Bedroom

10'10" x 9'10" (3.32m x 3.00m)

The main bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, fitted floor to ceiling wardrobes with drawers and access into the en-suite.

En-Suite

10'10" x 5'11" (3.31m x 1.81m)

The en-suite has a low level flush W/C, a wall-mounted vanity style wash basin with lighting, a fitted panelled bath, a walk in shower enclosure with a mains-fed over the head rainfall shower and hand-held shower, Karndeian flooring, partially tiled walls, recessed wall alcoves, a heated towel rail, recessed spotlights and a UPVC double-glazed obscure window to the rear elevation.

Bedroom Two

13'3" x 9'6" (4.05m x 2.91m)

The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and a fitted floor to ceiling wardrobe.

Bedroom Three

10'10" x 8'8" (3.31m x 2.66m)

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

Dressing Room

11'4" x 8'6" (3.47m x 2.60m)

The dressing room has a UPVC double-glazed window to the front elevation, fitted floor to ceiling wardrobes with matching drawers, carpeted flooring and a radiator.

Bathroom

8'5" x 6'6" (max) (2.58m x 2.00m (max))

The bathroom has a low level flush W/C, a vanity style wash basin, a walk-in shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, Karndeian flooring, a heated towel rail, partially tiled walls, a recessed wall alcove, a fitted full length storage unit, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Front

To the front is a block paved driveway for up to four vehicles, a ring doorbell camera and courtesy lighting.

Rear

To the rear is a private landscaped garden with fence panelled boundaries, two paved patio seating areas, a lawn, a pergola, raised wooden planters with various plants, courtesy lighting, a ring doorbell camera and a wooden garden storage shed.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas - Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – 3G, 4G & 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction - No

Any Legal Restrictions – No

Other Material Issues – No

Any shared or communal facilities? Shared driveway, maintained with neighbours

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

Service Charge in the year marketing commenced (£PA): £305.24

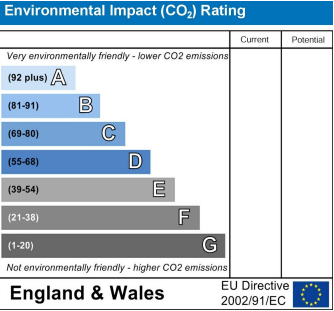
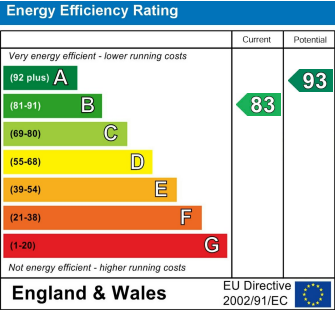
The information regarding service charge has been obtained from the vendor. HoldenCopley have checked the most recent statement for service charge and have obtained the lease length via the Land registry.

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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



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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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