

HoldenCopley

PREPARE TO BE MOVED

Griffon Drive, Hucknall, Nottinghamshire NG15 6XH

Guide Price £350,000

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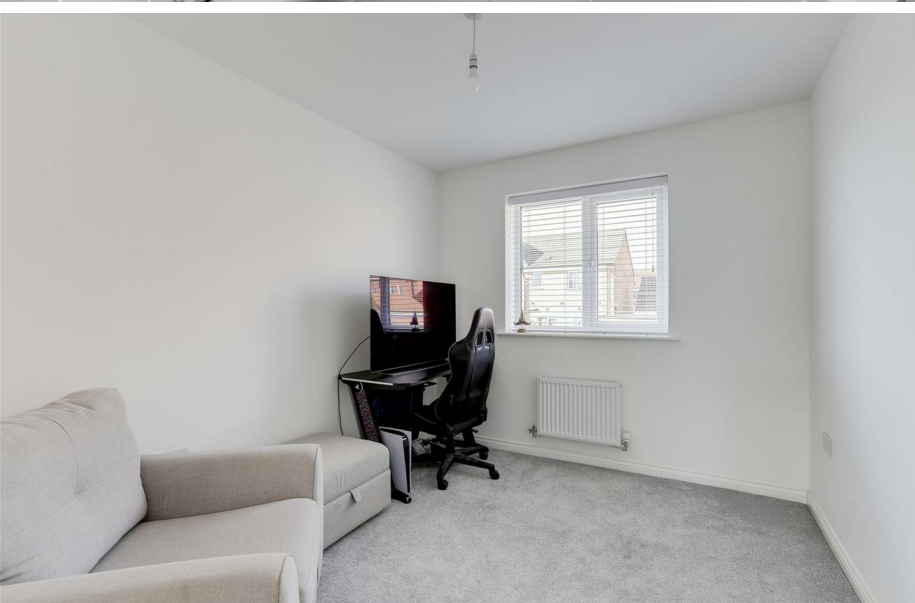
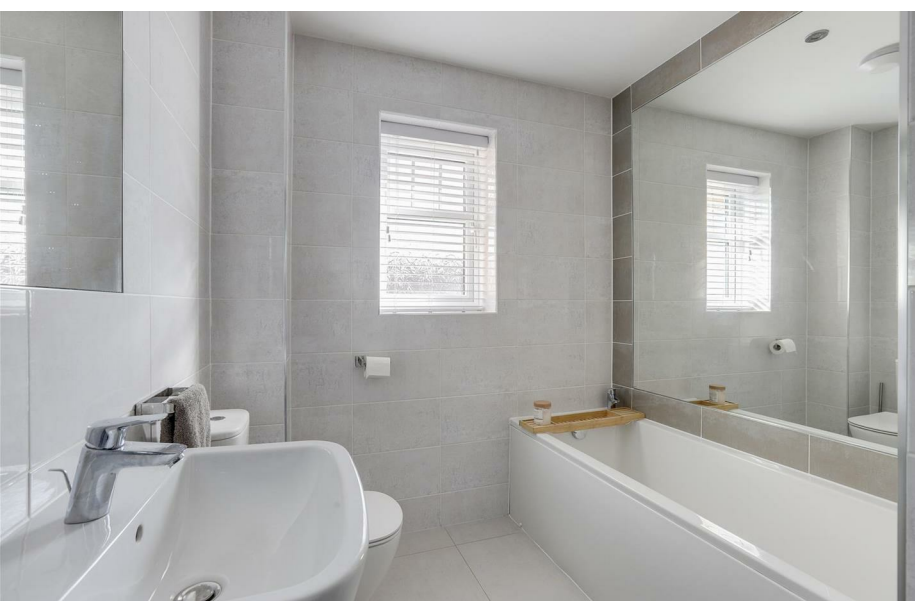


GUIDE PRICE: £350,000 - £370,000
DETACHED HOUSE...

Nestled in a newly built residential area, this well-presented detached home offers modern living with excellent transport links via the M1 and convenient access to Hucknall Town Centre, where you'll find a variety of shops, schools, and amenities just a short drive away. The front of the property boasts a well-maintained lawn, courtesy lighting, gated side access to the rear garden, and a block-paved driveway leading to the garage. Stepping inside, the entrance hall provides internal access to the garage and flows into a bright and inviting living room with a charming square bay window. The heart of the home is the spacious, modern kitchen diner, complete with stylish fittings, a breakfast bar, and double French doors opening onto the rear garden. A separate utility room and a convenient ground-floor W/C complete this level. Upstairs, there are four well-proportioned bedrooms, with the master bedroom having with a walk-in closet and en-suite. A contemporary four-piece family bathroom serves the remaining bedrooms. Outside, the beautifully designed south-facing garden is perfect for relaxation and entertaining, featuring a tiered layout with courtesy lighting, a patio, an artificial lawn with raised planters, and a gravelled seating area, all enclosed by a fence-panelled boundary with gated access. This exceptional property offers both style and practicality, making it the perfect family home.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Living Room
- Spacious Kitchen/Diner & Utility Room
- Four-Piece Bathroom Suite & Ground Floor W/C
- En-Suite To The Master Bedroom
- Garage & Driveway
- South-Facing Rear Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

14'9" x 4'2" (max) (4.50m x 1.28m (max))

The entrance hall has wood-effect floor, a recessed door mat, carpeted stairs, a radiator, access into the garage, and a composite door providing access into the accommodation.

Living Room

17'0" x 10'2" (max) (5.19m x 3.11m (max))

The living room has a UPVC double glazed square bay window to the front elevation, a radiator, a TV point, and carpeted flooring.

Kitchen/Diner

19'0" x 14'4" (max) (5.80m x 4.38m (max))

The kitchen/diner has a range of modern fitted base and wall units with worktops and breakfast bar, a stainless steel sink and half with a mixer tap and drainer, an integrated oven, ceramic hob and extractor fan, an integrated wine fridge, an integrated fridge freezer, an integrated dishwasher, space for a dining table, a radiator, recessed spotlights, wood-effect flooring, UPVC double glazed windows to the rear elevation, double French doors opening to the rear garden, and open access into the utility room.

Utility Room

7'1" x 5'6" (2.18m x 1.69m)

The utility room has fitted base units with worktops, a radiator, wood-effect flooring, and a UPVC door opening to the rear garden,

W/C

5'5" x 3'0" (1.67m x 0.93m)

This space has a low level flush W/C, a pedestal wash basin, a radiator, partially tiled walls, and wood-effect flooring.

Garage

19'10" x 9'11" (max) (6.06m x 3.03m (max))

The garage has lighting, electrics, a wall-mounted boiler, ample storage, and an up-and-over door opening onto the driveway.

FIRST FLOOR

Landing

19'7" x 5'11" (max) (5.99m x 1.82m (max))

The landing has a UPVC double glazed window to the side elevation, an in-built cupboard, a radiator, carpeted flooring, access into the boarded loft, and access to the first floor accommodation.

Bedroom One

10'9" x 9'9" (3.29m x 2.99m)

The first bedroom has a UPVC double glazed to the rear elevation, a radiator, carpeted flooring, and access into the walk-in closet.

Walk-In-Closet

6'0" x 4'8" (1.84m x 1.44m)

This space has carpeted flooring, a radiator, a double fitted wardrobe with sliding mirrored doors, and access into the en-suite.

En-Suite

5'10" x 5'8" (1.80m x 1.74m)

The en-suite has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted shower fixture, a radiator, recessed spotlights, floor-to-ceiling tiling, and tiled flooring.

Bedroom Two

13'2" x 9'6" (max) (4.03m x 2.92m (max))

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

Bedroom Three

11'4" x 8'8" (3.47m x 2.65m)

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

Bedroom Four

10'9" x 8'8" (3.29m x 2.65m)

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

Bathroom

8'4" x 6'10" (max) (2.55m x 2.09m (max))

The bathroom has a UPVC double glazed obscure window to the front elevation, a low level flush W/C, a pedestal wash basin, a panelled bath, a shower enclosure with a wall-mounted shower fixture, a chrome heated towel rail, recessed spotlights, floor-to-ceiling tiling, and tiled flooring.

OUTSIDE

Front

To the front of the property is courtesy lighting, a lawn, gates access to the rear garden, a block paved driveway, and access into the garage.

Rear

To the rear of the property is an enclosed south-facing tiered garden with courtesy lighting, a patio, steps to an artificial lawn area with raised planters, further steps to a seating and gravelled area, a fence panelled boundary, and gated access.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 220Mbps

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

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 £350.00 per year

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.

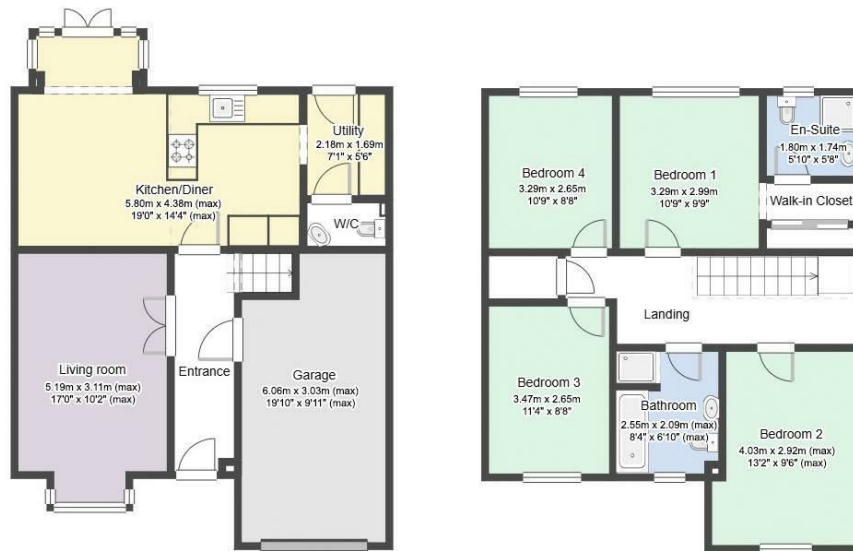
Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available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

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 93 |
| (81-91) B | 83 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |

| Environmental Impact (CO ₂) Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO2 emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO2 emissions | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |

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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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