



**Griffiths Way, Hucknall, Nottingham, NG15 7UU**  
£250,000 Freehold

## Griffiths Way, Hucknall

4 Bedrooms, 3 Bathroom

**£250,000**

- Deceptively Spacious Four Bedroom Town House
- No Onward Chain
- Cul-De-Sac Setting
- Close To Town Centre, Tram & Train
- Driveway & Garage
- South-East Facing Rear Garden
- Two En-Suite Bedrooms

Situated in a cul-de-sac setting and affording an excellent location in close proximity to the town centre, tram and train network this deceptively spacious four bedroom home is also being offered to the market with no onward chain. Arranged over three floors the ground floor offers an entrance hall, two double bedrooms (one benefitting from an en-suite shower room and one with French Doors to the rear garden) and a utility room. To the first floor is a generously sized lounge with Juliet balcony and a fitted kitchen/diner. To the second floor there is a well proportioned master bedroom with fitted wardrobe and en-suite shower room, a further fourth double bedroom alongside a family bathroom. Externally, the property has an enclosed, south-east facing garden, driveway and single garage. Early viewing is recommended.



**HALLWAY** Accessed via an external door with wood effect flooring, two storage cupboards, two wall mounted radiators, stairs rising to the first floor and fitted ceiling spotlights.

**BEDROOM FOUR** With fitted carpet, uPVC double glazed window to the front elevation, fitted wardrobe, wall mounted radiator and ceiling light.

**EN-SUITE** Jack & Jill style with the hallway with a double wide walk in shower enclosure with a mains fed mixer bar shower, low flush w.c., pedestal wash hand basin, vinyl floor covering, wall mounted radiator, part wall tiling and fitted ceiling spotlights.

**BEDROOM THREE** With wood effect flooring, uPVC double glazed French doors to the rear garden, wall mounted radiator and ceiling light.

**UTILITY ROOM** With high and low level cupboards with a squared edge worktop over, washing machine

plumbing and dryer point, vinyl floor covering, wall mounted radiator, splash back tiling, external door to the rear garden and ceiling light.

**FIRST FLOOR LANDING** With fitted carpet, wall mounted radiator, stairs rising to the second floor and ceiling light.

**LIVING ROOM** With fitted carpet, wall mounted radiator, stairs rising to the second floor and ceiling light.

**KITCHEN/DINER** With a range of high and low level units with a squared edge worktop over incorporating a one and quarter bowl stainless steel sink and drainer, splash back tiling, integrated electric twin oven, inset gas hob with extractor hood over, integrated dishwasher, vinyl flooring, wall mounted radiator, two uPVC double glazed windows to the rear elevation and fitted ceiling spotlights.

**SECOND FLOOR LANDING** With fitted carpet, airing

cupboard, wall mounted radiator, loft hatch and ceiling light.

**MASTER BEDROOM** With fitted carpet, two uPVC double glazed windows to the front elevation, fitted wardrobe two wall mounted radiators and fitted ceiling spotlights.

**EN-SUITE** With a double wide walk in shower enclosure with a mains fed mixer bar shower, low flush w.c., pedestal wash hand basin, vinyl flooring, wall mounted radiator, part wall tiling and fitted ceiling spotlights.

**BEDROOM TWO** With fitted carpet, uPVC double glazed window to the rear elevation, fitted wardrobe, wall mounted radiator and ceiling light.

**BATHROOM** Comprising of a panelled bath, low flush w.c., pedestal wash hand basin, vinyl flooring, wall mounted radiator, part wall tiling, opaque uPVC double glazed window to the rear elevation and fitted ceiling



spotlights.

EXTERNAL With an enclosed rear garden which is laid to lawn with a paved patio area, fenced boundary and gate access. There is also a driveway leading to a single garage with up and over door. To the front is a small garden with mature shrubs and railed boundary.







Floor 0 Building 1



Floor 1 Building 1

Approximate total area<sup>®</sup>  
1343 ft<sup>2</sup>



Floor 2 Building 1



Floor 0 Building 2

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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