



3 Hunts Field Drive  
Gretton, NN17 3GD



## A Rarely Available Four-Bedroom Detached Home in a Sought-After Village Setting

Occupying a delightful position within the highly desirable village of Grettton and enjoying an enviable outlook alongside the recreation ground, this rarely available detached family home offers spacious and well-presented accommodation throughout.

The ground floor comprises a welcoming entrance hall, cloakroom/WC, a generous living/dining room featuring a fireplace, French doors and study area, opening onto the rear garden, and a well-equipped kitchen/breakfast room with integrated appliances.

To the first floor are four well-proportioned bedrooms, including a principal bedroom with en-suite shower facilities, together with a family bathroom serving the remaining bedrooms.

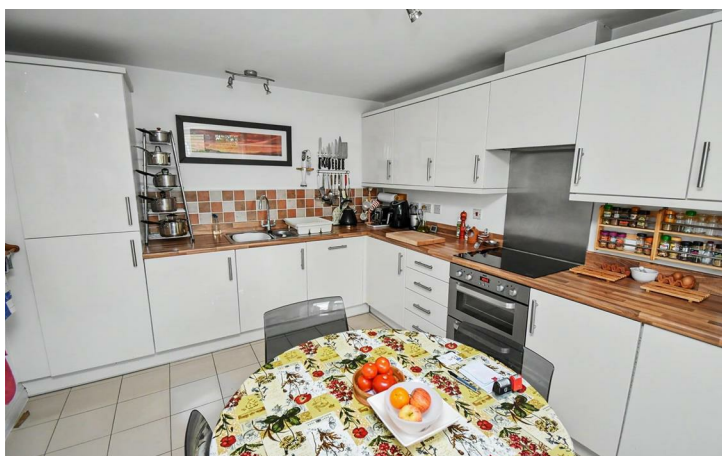
Externally, the property benefits from an attractive frontage and a driveway providing off-road parking for two vehicles, leading to a garage securely positioned behind lockable gates. The established rear garden offers an excellent degree of privacy and is mainly laid to lawn, complemented by mature planting and well-maintained borders. A garden shed is included, while additional space to the side and rear of the garage provides an ideal area for keen gardeners or further outdoor storage.

Properties in this location are seldom available, and an early viewing is strongly recommended to fully appreciate the setting, space and lifestyle on offer.

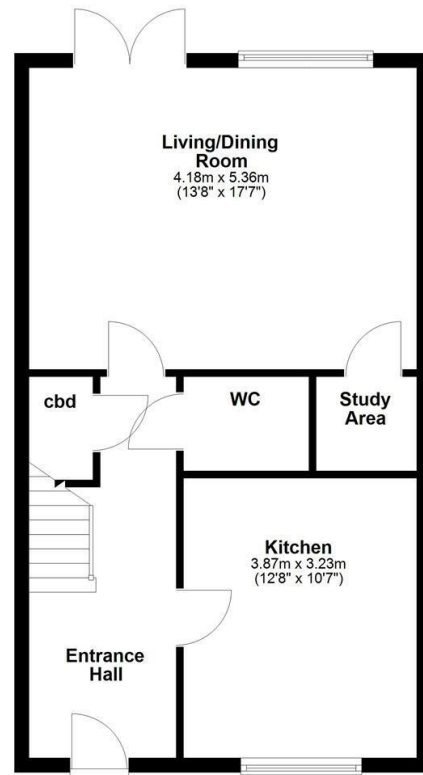


£449,000

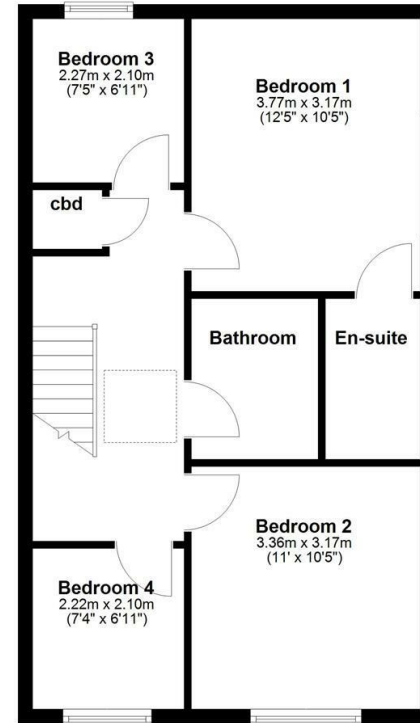
4 2 1



### Ground Floor



### First Floor



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>78</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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