



**12 Griffon Drive, Hucknall, Nottingham,  
Nottinghamshire NG15 6XH**

**£1,495 pcm**

Tel: 0115 9680268



- Large Enclosed Rear Garden
- Four Bedroom Detached
- Dining Kitchen with Utility
- Master Bedroom with En-Suite
- Underfloor Heating
- Brand New Build
- Downstairs WC
- Family Home
- Garage and Parking
- Great Location

What more could you want, than a brand new beautifully finished four bedroom detached executive family home on the highly regarded development of The Sandlands which has been completed by the well renowned house builder Harron Homes where their quality trademark style is apparent throughout with its array of stylish internal fittings.

Including: A brand new fully fitted contemporary dining kitchen with an array of high gloss units. The magnificent home also benefits from under floor heating in the dining kitchen, lounge and hallway and an added bonus of a fitted wardrobe in the master suite, giving this magnificent home the extra quality in all the right places.

The brand new spacious, accommodation comprises an entrance hall with access into a downstairs WC, spacious yet cosy lounge, open plan dining kitchen and a utility room which is always an extremely handy addition for any family. To the first-floor landing there are four bedrooms including a large master suite with fitted wardrobe and an en suite shower room. A family bathroom.

Externally, the property stands on a well-proportioned landscaped plot having an initial driveway that leads to the integral garage. There is also a side access gate which leads onto the rear garden which is majority laid to lawn with an initial convenience patio directly outside the rear doors

#### Rooms Sizes

Lounge 4563 x 3100mm 14'11" x 10'2"

Dining/Kitchen 6665 x 2690mm 21'10" x 8'9"

Utility 1609 x 1462mm 5'3" x 4'9"

#### FIRST FLOOR

##### Room Metric Imperial

Master Bedroom 3803 x 3125mm 12'5" x 10'3"

En suite 2028 x 1863mm 6'7" x 6'1"

Bedroom 2 3813 x 3040mm 12'6" x 9'11"

Bedroom 3 3203 x 2975mm 10'6" x 9'9"

Bedroom 4 2965 x 2725mm 9'8" x 8'11"

Bathroom 2100 x 1975mm 6'10" x 6'5"

#### Council Tax D

Council Tax Band: D (Ashfield Council)



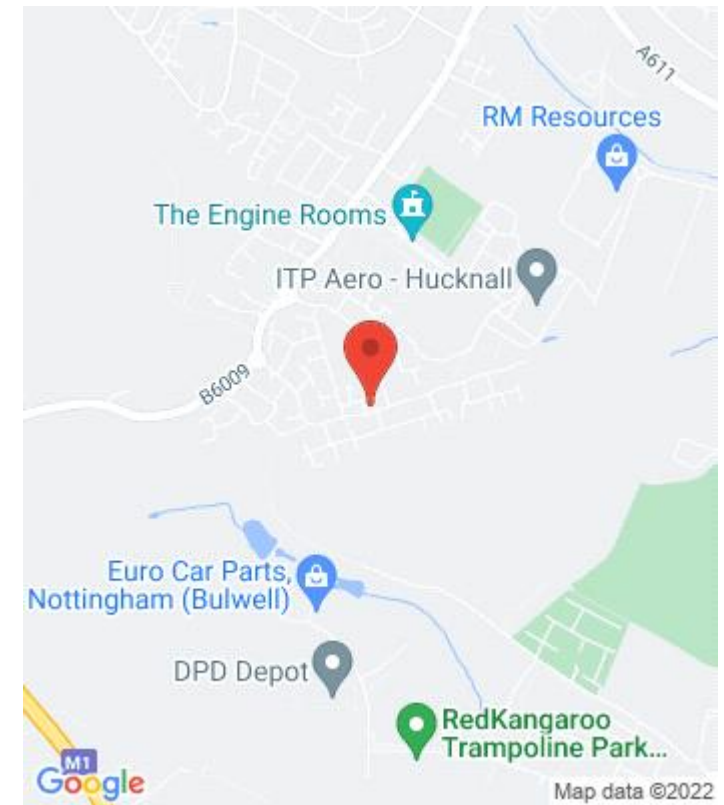




Birkwith



Sandlands Park, Hucknall



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) 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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing by appointment only  
 JMS Property Management  
 32 High Street, Hucknall, Nottingham, Nottinghamshire NG15 7HD  
 Tel: 0115 9680268 Email: enquiries@jmslettings.co.uk Website: www.jmslettings.co.uk

