



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

£1,595 pcm

Tel: 0115 9680268



- Driveway for Two Cars
- Ensuite Bathroom
- Enclosed Rear Garden
- Desired Location
- Brand New Build
- Detached Family Home
- Dining Kitchen with Utility
- Downstairs Cloakroom

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 grey high gloss units. The lounge and four bedrooms with brand new grey carpets. The kitchen/diner and bathrooms benefits from modern grey wood flooring.

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 bedroom and an en suite shower room. A family bathroom contains a three piece white modern suite

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"

MUST BE SEEN









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			
England & Wales		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
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