



Forrester Court | Robin Hood | WF3 3TX

£425,000

Four bedroom detached | EPC C | Council Tax E

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\*\*\*FOUR BEDROOM DETACHED\*\*\*EXTENDED TO THE REAR\*\*\*TASTEFULLY DECORATED\*\*\*SOUTH FACING REAR GARDEN\*\*\*CUL-DE-SAC LOCATION\*\*\*

For sale is an immaculate, detached house that serves as an ideal abode for families. This elegant property boasts four spacious double bedrooms, each filled with natural light. Bedrooms 1, 2, and 4 also come with built-in wardrobes, providing ample storage space. The master bedroom even includes a luxurious en-suite for added convenience.

The heart of the home is the open-plan kitchen, recently refurbished with modern appliances and bathed in natural light. It's a perfect place for family gatherings and meal times. The extended garden room continues the flow and has an outlook over the rear garden.

There is also a separate reception room, characterised by its large windows, a welcoming fireplace, and a delightful view of the garden. This room also provides direct access to the garden, creating a seamless indoor to outdoor transition.

The property features a three-piece white suite bathroom, designed to meet all your family needs. Further enhancing the appeal of this house are its unique features including an open-plan layout, a cosy fireplace, a garage and ample parking space. The garden is an additional outdoor space, perfect for relaxation and family activities.

Situated in a peaceful area, the property benefits greatly from its location. It is in close proximity to public transport links, nearby schools, local amenities, and green spaces, ensuring you have everything you need within easy reach.

In summary, this property offers a blend of comfort, functionality, and location. It's a perfect home for families looking for a peaceful yet well-connected residence.

## Ground Floor

### Entrance Hall

Entrance door and two side windows to front, stairs to the first floor, central heating radiator, door to under stairs cupboard, doors to:

### Lounge 4.51m x 4.33m (14'10" x 14'2")

Positioned to the rear with double glazed french doors leading to the rear garden. Feature fire and surround, T.V point. Central heating radiator.

### Kitchen 4.64m x 2.56m (15'3" x 8'5")

Re-fitted with ample wall and base units, contrasting worktops, space for range cooker, sink and drainer, integrated appliances, tiled flooring, open plan too

### Open Plan Dining 3.67m x 2.80m (12'0" x 9'2")

Light and airy garden room flows from the kitchen making this an ideal entertaining space, overlooking the rear garden. Having a solid pitch roof with velux windows, tiled flooring, double glazed windows and french doors leading to rear garden.

### Second Reception Room/Snug 4.32m x 2.56m (14'2" x 8'5")

Positioned to the front. T.V point, double glazed bay window and central heating radiator.

### WC

Vanity wash hand basin, low flush W.C, tiled floor, double glazed window

### First Floor

#### Landing

Doors to

### Bedroom one 3.32m x 2.77m (10'11" x 9'1")

Having built in wardrobes, double glazed window and central heating radiator, door to

### En-suite Shower Room

Having a large walk in shower, vanity wash hand basin and low flush W.C, tiled walls and floor, central heating ladder rail and double glazed window

### Bedroom two 3.54m x 2.67m (11'7" x 8'9")

With fitted wardrobes, double glazed window and central heating radiator.

### Bedroom three 3.96m x 2.88m (13'0" x 9'5")

Double glazed window and central heating radiator.

### Bedroom four 3.54m x 2.88m (11'7" x 9'5")

With fitted wardrobes, double glazed window and central heating radiator.

### Bathroom 2.27m x 1.67m (7'5" x 5'6")

Comprising of a three piece suite, with bath and shower over, vanity wash hand basin and low flush W.C, tiled walls and floor, ladder rail and double glazed window.

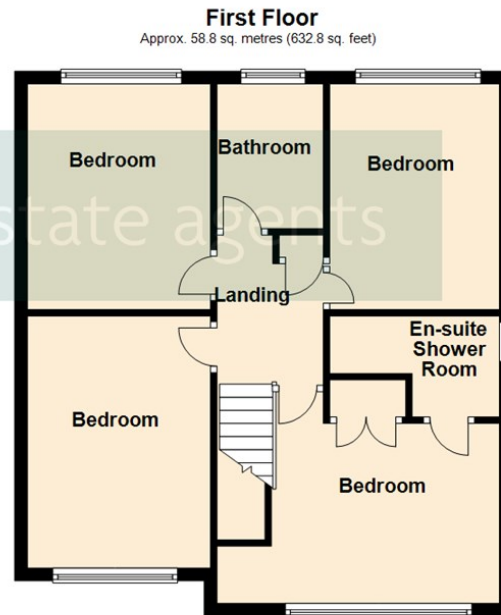
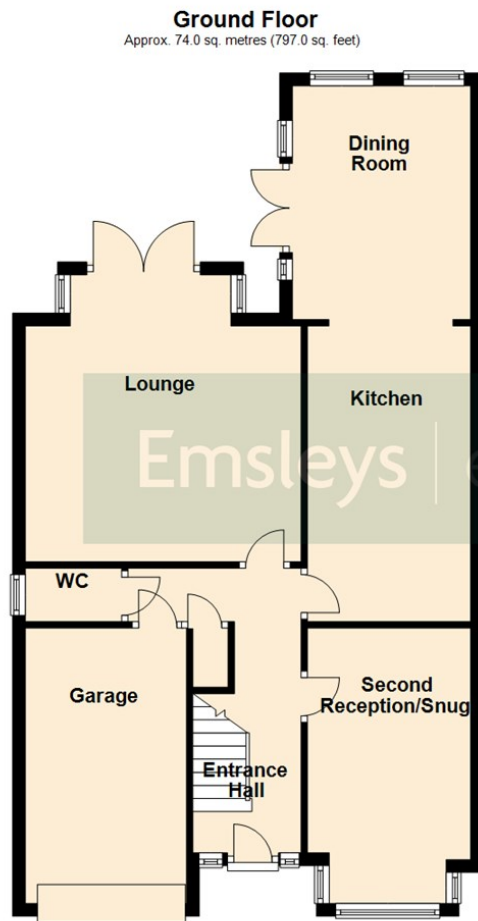
### Garage 4.32m x 2.53m (14'2" x 8'4")

Up and over door, power and light

### External

To the front is ample off street parking with access to the garage, a large block paved driveway. To the rear there is a laid patio, Astro garden, seating all taking full advantage of the south facing aspect.





Total area: approx. 132.8 sq. metres (1429.9 sq. feet)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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