



2 Forester Gardens, Retford, DN22
6UR



£360,000



Step into Two Forester Gardens, a beautifully presented four-bedroom detached property offering an abundance of space and modern comforts. The heart of this home lies in its generously proportioned rooms, including a versatile lounge and a stunning kitchen diner that flows effortlessly out to the rear garden. Practicality is enhanced by two additional bathrooms, a separate utility room, and extensive storage solutions. The exterior is equally impressive, featuring a double driveway, an oversized garage with electric car charging, and delightful outdoor areas perfect for relaxation.





Entrance Hallway

LVT flooring extending into the downstairs WC and kitchen. Single panel radiator. Stairs leading to the first floor. UPVC door with obscure double-glazed glass and matching side lights.

Lounge 3.39m x 6.5m (11'1" x 21'4")

Dual aspect with three double-glazed windows. Carpeted throughout. Single panel radiator, double panel radiator, and TV point with multimedia wall plate.



Downstairs WC 0.97m x 1.83m (3'2" x 6'0")

LVT flooring throughout, continued from the entrance hallway. Wall-mounted wash hand basin with mixer tap. Dual flush WC.

Kitchen Diner 4.6m x 6.5m (15'1" x 21'4")

LVT flooring continued from the entrance hallway. Double panel radiator. Double-glazed window to the front aspect. Box bay area with double French doors leading to the rear garden and four double-glazed windows. TV point and double panel radiator. Double-glazed window to the left aspect. Partially tiled with floor and wall mounted cupboards. Integrated fridge freezer, integrated oven, integrated gas hob and extractor



hood. Bowl and a quarter sink with drainer and mixer tap. Integrated dishwasher.

Utility Room 2m x 1.86m (6'7" x 6'1")

Single panel radiator. Ideal boiler. Space and plumbing for washing machine. Sink with mixer tap and drainer. Double-glazed obscure glass window in UPVC door. Under-stairs cupboard and floor-mounted cupboards.

First Floor landing

Double-glazed window to the rear aspect. Carpeted throughout. Single panel radiator and airing cupboard.

Bedroom One 4.26m x 3.66m (14'0" x 12'0")

Double-glazed window to the front aspect. Single panel radiator. TV point. Carpeted throughout.

Ensuite 2.23m x 1.45m (7'4" x 4'10")

Tiled flooring. Single panel radiator. Double-glazed obscure glass window to the front aspect. Wall-mounted wash hand basin with mixer tap. Dual flush WC. Walk-in shower with wall-mounted shower controls and showerhead.





Bedroom Two 3.69m x 3.25m (12'1" x 10'8")

Two double-glazed windows to dual aspect. Single panel radiator. Carpeted throughout.

Bedroom Three 3.51m x 3.17m (11'6" x 10'5")

Double-glazed window to the right aspect. Single panel radiator. Carpeted throughout.

Bedroom Four 2.57m x 2.86m (8'5" x 9'5")

Double-glazed window to the left aspect. Single panel radiator. Floor-to-ceiling fitted storage.

Main Bathroom 2.26m x 2.33m (7'5" x 7'7")

Panelled bath with mixer tap and wall-mounted shower controls and showerhead. Wall-mounted wash hand basin with mixer tap. Double-glazed obscure glass window to the front aspect. Dual flush toilet. Wall-mounted heated towel rail.

Garden and Grounds

Decking with seating area. Well-maintained lawn with borders. Path down the side of the house leading to the rear and access to the garage. Double driveway. Garage (dimensions: 3.24m x



6.19m) remote control electric garage door. Power and lighting. Electric car charging point.

Disclaimer

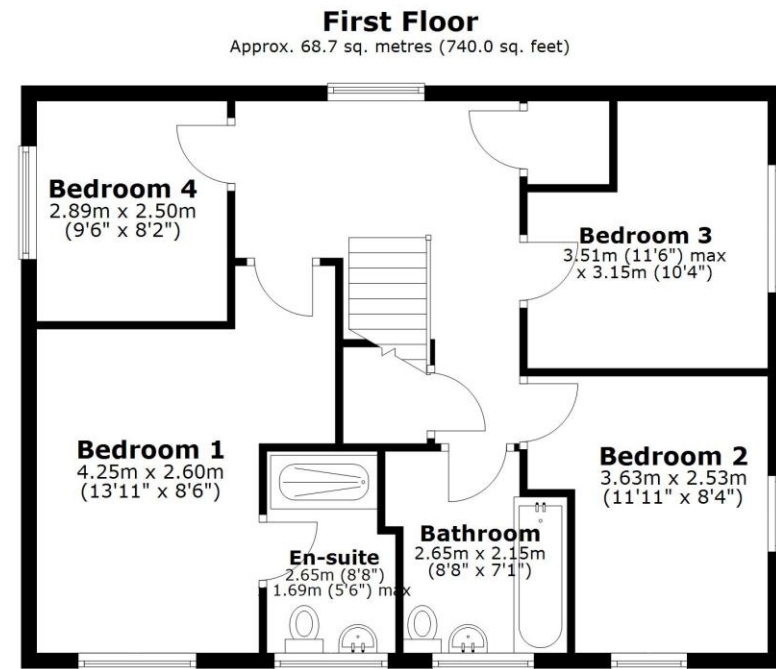
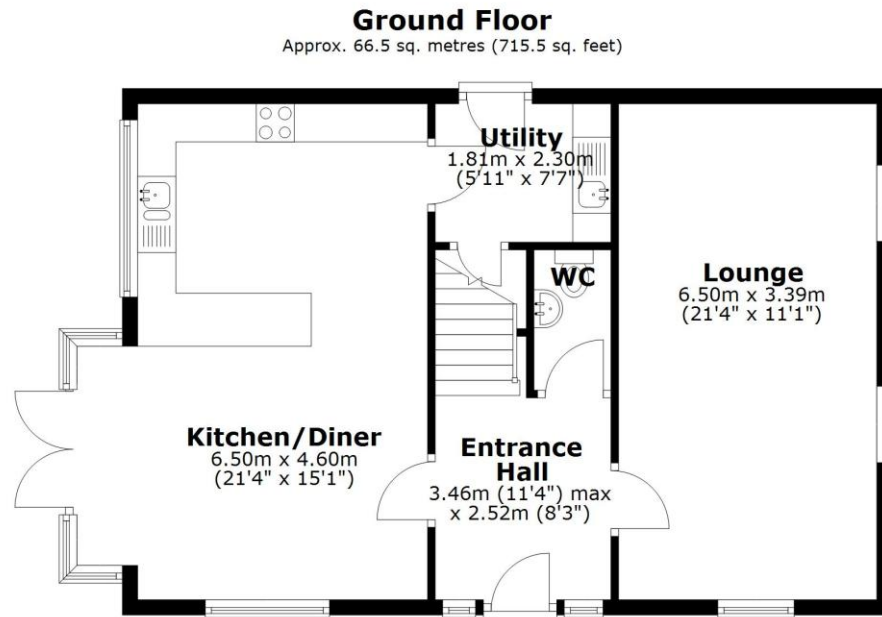
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Services

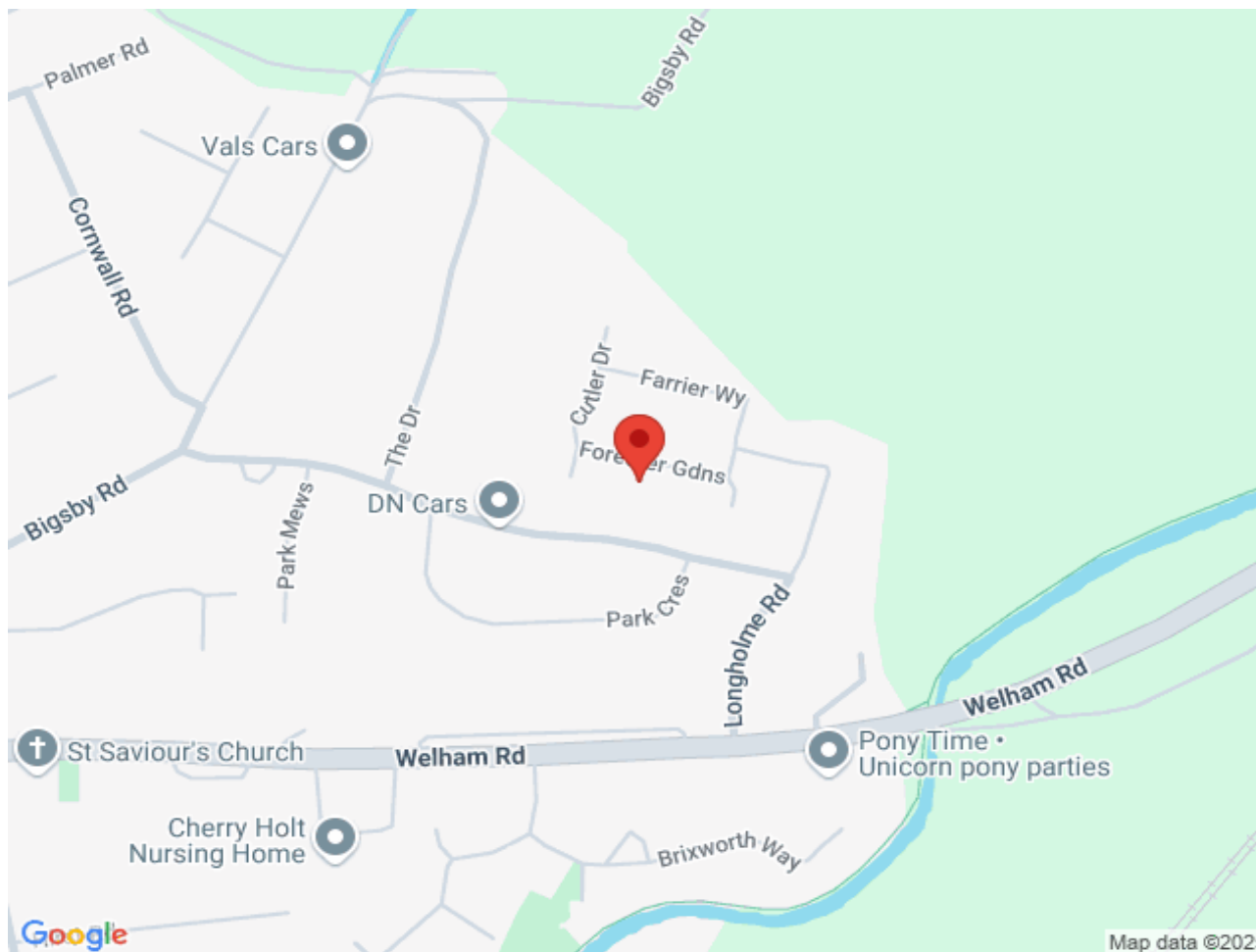
We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.







Total area: approx. 135.2 sq. metres (1455.4 sq. feet)



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		