



Forester Close,
,
NG9 5GB

£350,000 Freehold



An extended and well-presented 1960's built three-bedroom detached house.

Occupying an enviable location at the head of a cul-de-sac on a generous plot, this excellent home has been well-maintained and displays potential for extensions, subject to the necessary consents.

In brief the bright and appealing interior comprises entrance hall, open plan through lounge diner, and extended kitchen to the ground floor, rising to the first floor are two double bedrooms, a further single bedroom and bathroom.

Outside the property benefits from a good sized plot with a drive providing ample car standing with the garage beyond, mature well manicured gardens to both front and rear.

Well placed for a wide of local amenities yet tucked away in a peaceful and private position this excellent house will make a great family home, though is likely to appeal to a wide variety of potential purchasers and is well worthy of viewing.



A recess porch with tiled flooring shelters the composite double glazed entrance door.

Entrance Hall

Radiator, understairs cupboard, stairs to first floor landing, and UPVC double glazed window.

Breakfast Kitchen

13'3" x 12'0" (4.05m x 3.66m)

With a range of fitted wall and base units, work surfacing with tiled splashback, one and half bowl sink with mixer tap, breakfast bar, plumbing for a dishwasher and washing machine, further appliance space, induction hob with extractor above, inset electric oven, concealed Ideal boiler, radiator, two UPVC double glazed windows and UPVC double glazed door to the exterior.

Through Lounge Diner

27'1" x 12'1" (8.26m x 3.69m)

UPVC double glazed bay window to the front, UPVC double glazed patio doors to the rear leading to the garden, radiator and a fuel-effect gas fire with granite style surround.

First Floor Landing

UPVC double glazed window, loft-hatch with retractable ladder.

Bedroom One

14'2" x 11'10" (4.34m x 3.63m)

UPVC double glazed bay window, radiator and fitted wardrobe.

Bedroom Two

12'4" x 12'0" (3.78m x 3.68m)

UPVC double glazed window, radiator, fitted wardrobe and bedroom furniture.

Bedroom Three

7'10" x 7'0" (2.41m x 2.14m)

UPVC double glazed window and radiator.

Shower Room

With fittings in white comprising WC, wash-hand basin inset to vanity unit, shower cubicle with mains control shower over, part tiled walls, wall-mounted heated towel rail, and two UPVC double glazed windows.

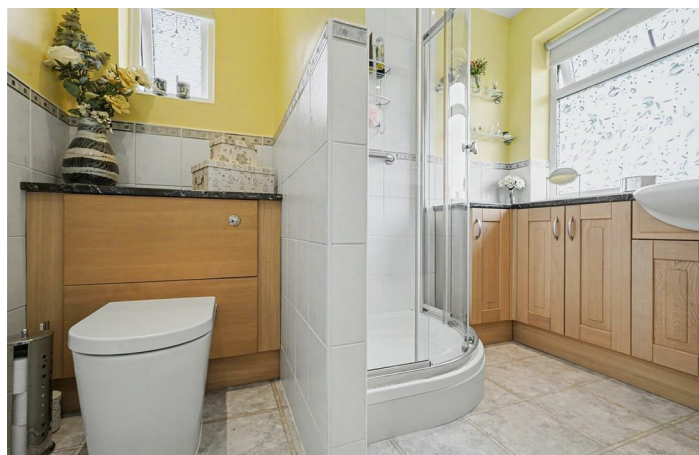
Outside

To the front the property has an established garden with lawn and borders, and a drive with the garage beyond. To the side and rear the property has a private and mature garden with lawn, well stocked beds and borders with shrubs and trees, patio, outside tap, shed and summer house.

Garage

17'10" x 8'2" (5.44m x 2.49m)

Up and over door to the front, pedestrian door to the side.

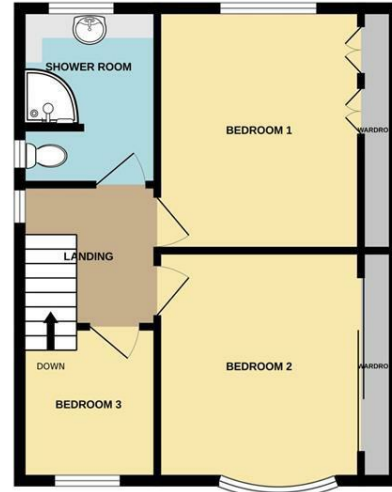




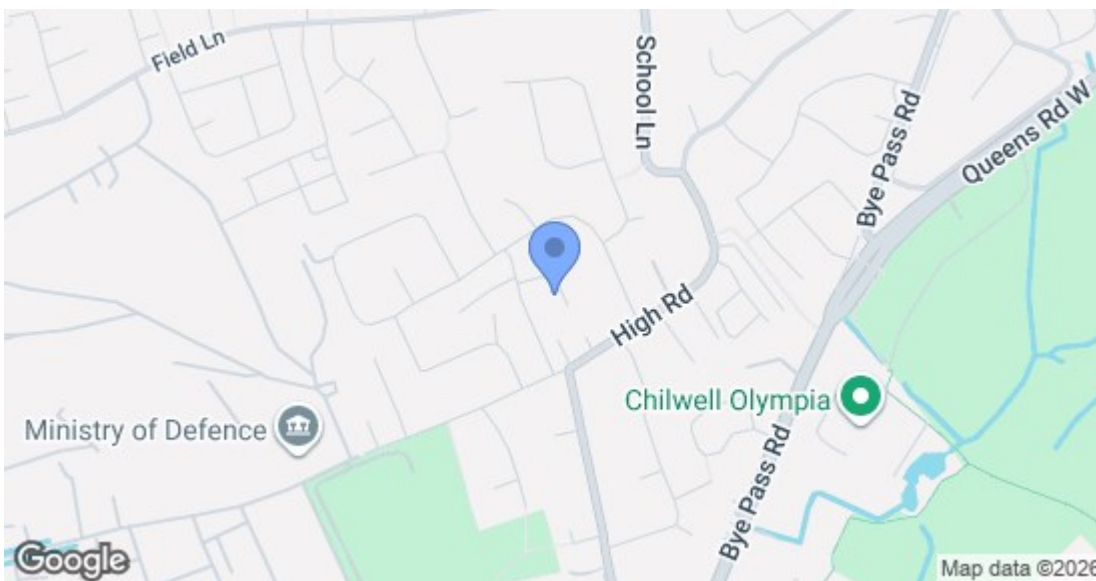
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The spaces, systems and appliances shown have not been tested and/or measured.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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. 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.