



Goldsmith Drive | Robin Hood | WF3 3TF

Four bedroom detached family home | Council Tax Band E | EPC rating C

Offers Over  
£390,000

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\*\*\*FOUR BEDROOM DETACHED FAMILY HOME. HIGH SPECIFICATION THROUGHOUT. BEAUTIFULLY PRESENTED\*\*\*

Located in a highly sought after area, this immaculate detached property offers a high specification throughout. With a beautiful open-plan design, this renovated home is perfect for families looking for a stylish and comfortable living space.

Step inside the property and you will be greeted by a spacious open-plan, modern kitchen complete with a convenient kitchen island providing ample storage space. The kitchen has been recently refurbished to a high standard, ensuring a contemporary and stylish environment for cooking and dining.

The conservatory room, features large windows that flood the area with natural light and provide a stunning view of the garden. The tastefully decorated fireplace adds a touch of elegance and creates a cosy atmosphere to the lounge area. This reception room also offers direct access to the well-maintained garden, perfect for outdoor entertainment.

There are four spacious double bedrooms, each with built-in wardrobes and plenty of natural light. The bedrooms have been refurbished to a high standard, providing a fresh and inviting atmosphere. The master bedroom benefits from an en-suite bathroom, complete with a large 'rain head' shower. In addition to the bedrooms, there is a refurbished bathroom which features fully tiled walls and floor and a heated towel rail.

Conveniently located, this property offers easy access to public transport links, nearby schools, local amenities, and beautiful parks. With its high specification, under stairs built-in bar, good-sized utility room and private access, this property is truly a must-see. Don't miss the opportunity to make this stunning house your new home.

## Ground Floor

### Kitchen/Breakfast Room 8.99m x 5.38m (29'6" x 17'8")

This beautiful bespoke fitted kitchen is stylish and well thought out. Having ample wall and base units, quartz work tops, a Belfast sink with swan neck taps over, gas hob with an extractor over, built-in combi oven and double oven

with a warming plate drawer, integrated fridge/freezer, dishwasher and a bin store. Ceiling spot lights, pelmet lighting and high gloss tiled flooring throughout. A separate island unit with well equipped drawers leads into the seating area, ideal for entertaining with a T.V point and an open-plan staircase.

### Conservatory 2.80m x 2.73m (9'2" x 8'11")

The high gloss tiling flows into the bright, light conservatory, with a pitched roof and French doors leading to the rear garden.

### Living Room 4.40m x 4.33m (14'5" x 14'2")

This beautifully decorated living room with a feature fire and surround, T.V point, central heating radiator and double French doors over looking the rear garden, making this room cosy and inviting.

### Utility Room 1.37m x 2.60m (4'6" x 8'6")

With ample wall and base units with roll edge worktops, plumbed for a washing machine and tumble dryer, laminate floor and ceiling spot lights.

### WC 1.02m x 1.52m (3'4" x 5'0")

Comprising; a low flush W.C, and vanity wash hand basin. Tiled floor, ceiling spot lights, double-glazed window and a central heating radiator.

### Bar

An excellent use of space is this built-in under stairs bar area, with a wine fridge, over counter worktop, lighting and glazed door.

## First Floor

### Landing 5.19m x 1.05m (17'0" x 3'5")

Doors to bedrooms, bathroom, loft hatch and two storage cupboards, one housing the combi boiler.

### Bedroom 1 3.84m x 3.12m (12'7" x 10'3")

Tastefully decorated with double fitted wardrobes and mirrored fronts, T.V point, central heating radiator, double-glazed window, laminate floor and a door to:

### En-suite Shower Room 1.40m x 1.86m (4'7" x 6'1")

Fitted with a walk-in shower unit with a 'rain head' shower

head over, vanity wash hand basin and low flush W.C, Fully tiled walls, central heated ladder rail, ceiling spot lights and a double-glazed window.

### Bedroom 2 4.71m x 2.54m (15'5" x 8'4")

Having fitted wardrobes, laminate flooring. T.V point, central heating radiator and double-glazed window to the rear.

### Bedroom 3 3.71m x 2.59m (12'2" x 8'6")

Having fitted wardrobes, laminate flooring. T.V point, central heating radiator and a double-glazed window to the front.

### Bedroom 4 2.47m x 2.54m (8'1" x 8'4")

Having fitted wardrobes, central heating radiator and a double-glazed window to the rear.

### Bathroom 1.73m x 2.26m (5'8" x 7'5")

Comprising of a three piece white suite with panelled bath, vanity wash hand basin and low flush W.C,. Fully tiled walls and floor, central heating ladder towel rail, ceiling spot lights and a double-glazed window.

## External

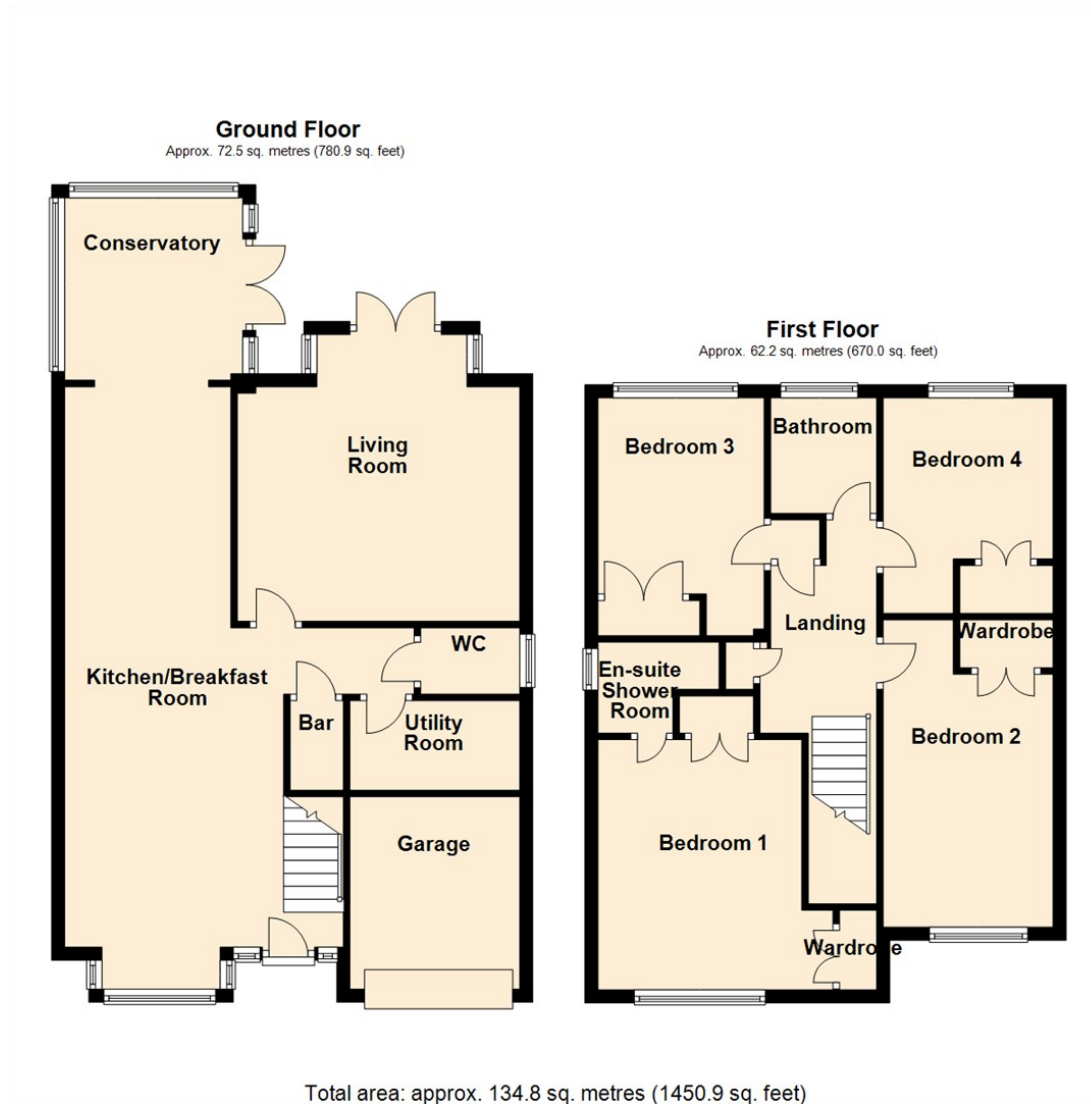
To the front and off the private access road is a driveway leading to the integral garage which is large enough for one small car. There is a neat lawn garden with trees creating a degree of privacy and a side gate leading to the rear garden which is low maintenance astro turf and private with a paved patio area, ideal for those summer nights entertaining. There is the addition of a garden shed.

### Garage 2.95m x 2.60m (9'8" x 8'6")

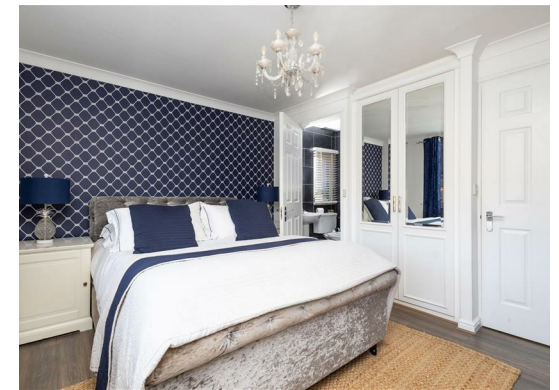
Integral garage with up-and-over door which is large enough for one small car and has power and light.







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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