



## Coppice View, Idle

**£345,000**

\* DETACHED \* THREE BEDROOMS \* SOUGHT AFTER LOCATION \* NO CHAIN \* MODERN KITCHEN \*  
\* CONSERVATORY \* STUNNING LANDSCAPED GARDENS \* PARKING & GARAGE \*

Occupying this much sought after development in Idle is this three bedroom detached property.

The well presented home would appeal to a range of buyers and benefits from a modern fitted kitchen, conservatory and a landscaped garden.

Within easy reach of Idle Village which boasts amenities, shops and first and secondary schools. To the outside there is a well maintained landscaped garden and a resin driveway leading to single garage.





## Hall

Radiator.

## Cloakroom/WC

Modern two piece suite comprising low flush wc, vanity sink unit and radiator.

## Lounge/Diner

24'7" x 11'5" (7.49m" x 3.48m")

Coal effect gas fire with feature fireplace surround, bay window and two radiators.

## Dining Area

Radiator and patio doors.

## Conservatory

9'7" x 9'7" (2.92m" x 2.92m")

With fitted window and roof blinds and French doors leading to rear garden.

## Kitchen

11'2" x 8'2" (3.40m" x 2.49m")

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splashback, double electric oven & induction hob with extractor, integrated fridge freezer, integrated dishwasher, integrated washing machine and radiator.

## First Floor Landing

Loft access.

## Bedroom One

12'7" x 9'3" (3.84m" x 2.82m")

Built in wardrobes, bay window and radiator.

## Bedroom Two

10'2" x 9'3" (3.10m" x 2.82m")

Built in wardrobes and radiator.

## Bedroom Three

7'9" x 6'8" (2.36m" x 2.03m")

Radiator.





### Bathroom

Modern three piece suite comprising panelled bath with shower over, low flush wc, pedestal wash basin, extractor fan and radiator.

### Exterior

Superb south facing landscaped garden to rear with well stocked borders, patios and lawn area with shed providing storage. To the front there is a resin driveway providing off street parking and leading to a detached garage with electric door.

### Council Tax Band

D

### Tenure

FREEHOLD.

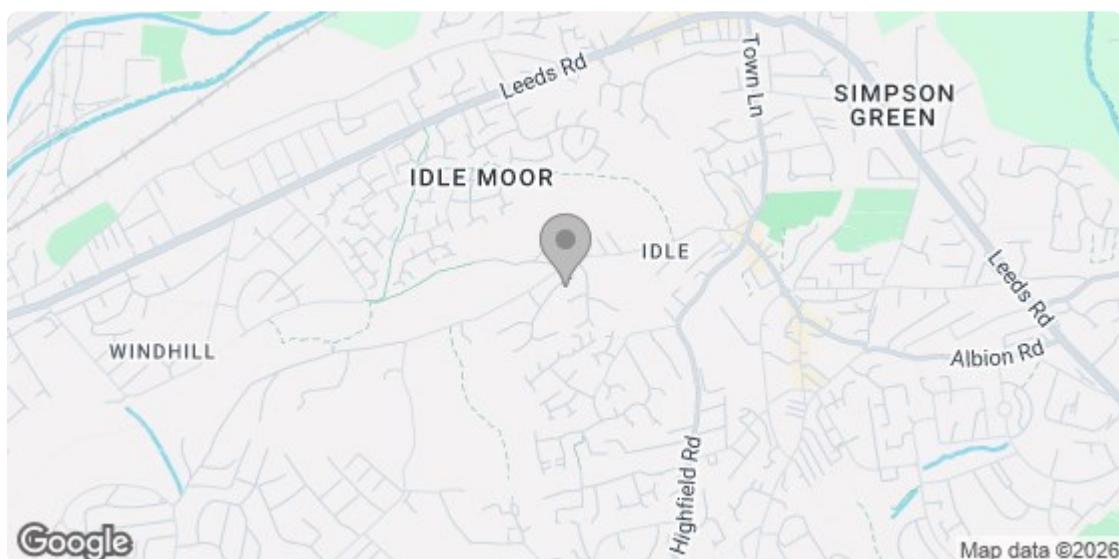


# Coppice View, BD10

Approximate Gross Internal Area = 95.4 sq m / 1027 sq ft



Illustration for identification purposes only, measurements are approximate,  
not to scale. FourLabs.co © (ID1240878)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	
Environmental Impact (CO <sub>2</sub> ) Rating			

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