



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 (CO₂) Rating		

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