



Kenstone Crescent, Idle

Offers Over £430,000

* UNIQUE DETACHED * EXCLUSIVE CUL-DE-SAC * FOUR BEDROOMS * TWO RECEPTION ROOMS *
* DOUBLE GARAGE * MODERN FIXTURES & FITTINGS * GOOD SIZED GARDEN * LARGE CONSERVATORY *
Occupying a highly sought after cul-de-sac location and providing fantastic family sized accommodation, is this very well presented four bedroom individually built detached house.

This 'ready to move into' property offers modern fixtures and fittings throughout, together with gas central heating, upvc double glazing and alarm system.

The gardens are relatively private with ample parking and a double garage.

Viewing is highly recommended.





Reception Hall

With radiator.

Cloakroom/WC

With low suite wc, wash basin, part tiled walls and radiator.

Lounge

20'8" x 11' (6.30m x 3.35m)

Having a multi fuel burner, two radiators, upvc French doors to conservatory.

Dining Kitchen

24'7" x 10'10" (7.49m x 3.30m)

Modern grey fitted kitchen having a range of wall and base units incorporating laminated sink unit, gas hob, electric double oven, integral dishwasher, central breakfast island, bi-fold doors.

Sitting Room

20'1" x 9'8" (6.12m x 2.95m)

With two radiators.

Conservatory

20' x 11'10" (6.10m x 3.61m)

With tiled floor.

Utility

7'9" x 5'5" (2.36m x 1.65m)

With plumbing for auto washer.

Bathroom

Three piece modern white suite, part tiled walls and radiator.

Bedroom One

10'10" x 10' (3.30m x 3.05m)

With radiator.

Bedroom Two

16'4" x 10'4" (4.98m x 3.15m)

With radiator.

Bedroom Three

10'6" x 7'9" (3.20m x 2.36m)

With radiator.





Bedroom Four

11'6" x 10'6" (3.51m x 3.20m)

With radiator.

Exterior

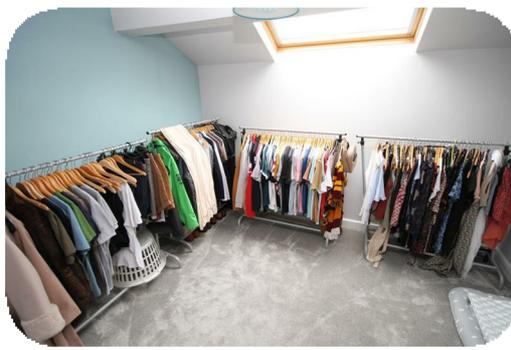
To the outside there is a driveway to the front of the property offering parking for several cars leading to a double garage. To the rear there is a larger lawned, bedded and patio garden.

Directions

From our office in Idle village proceed straight ahead at the roundabout at the bottom of the High Street, continue to the top of the High Street and take the left into Highfield Road, take the right onto Green Lane, right onto Sorrin Close, take the first left onto Kenstone Crescent and turn left to stay on Kenstone Crescent, the property will shortly be seen displayed via our For Sale board.

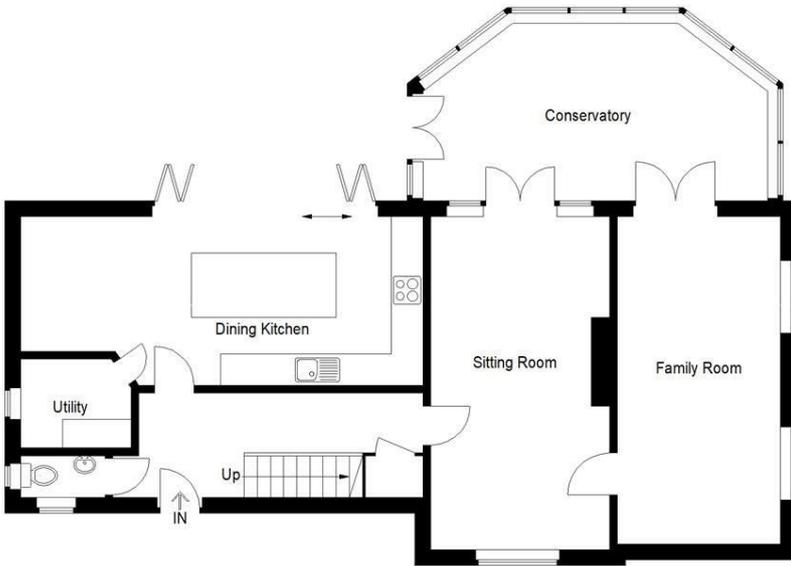
PLEASE NOTE

This property has a video tour. This video tour is for illustrative purposes only and we strongly recommend a viewing of any property before committing to a purchase and incurring costs.

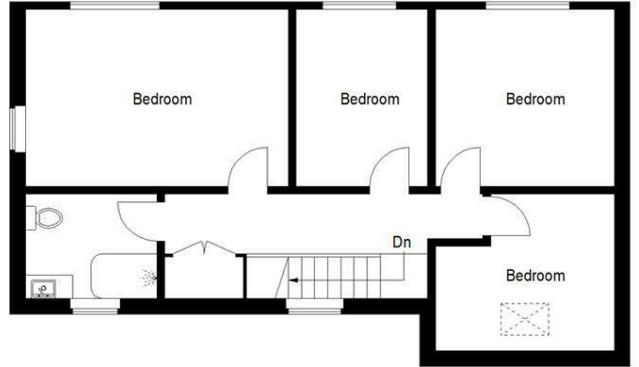


Kenstone Crescent, BD10

Approximate Gross Internal Area
173.2 sq m / 1864 sq ft

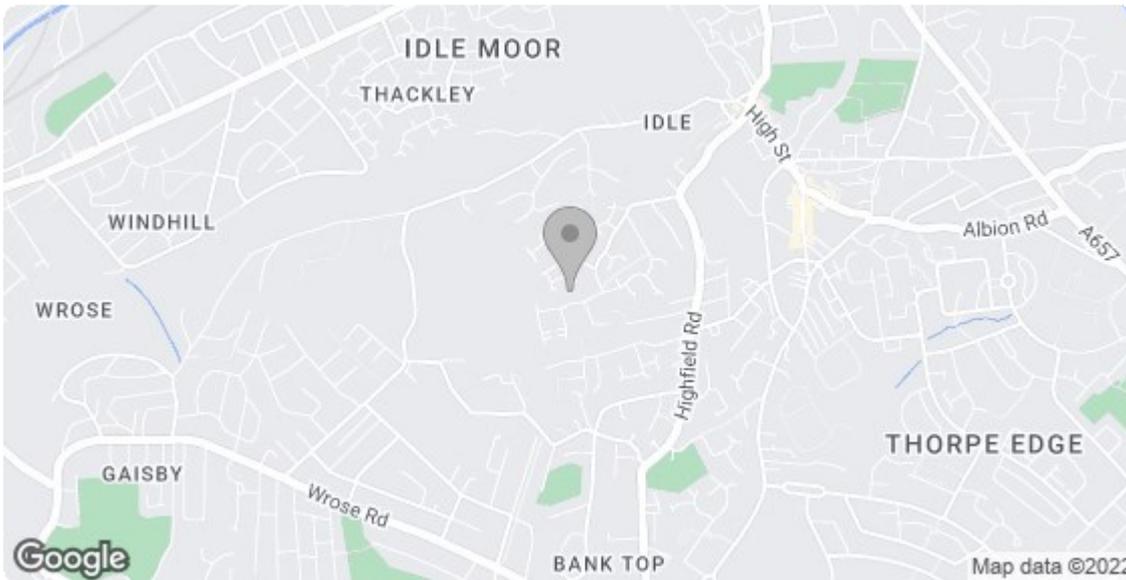


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2022 (ID865681)



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		
	74	82
EU Directive 2002/91/EC		
England & Wales		
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		
EU Directive 2002/91/EC		
England & Wales		

Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman.

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