



## Sorrin Close, Idle

**Reduced To £380,000**

\* MODERN DETACHED \* FOUR BEDROOMS \* TWO RECEPTION ROOMS \* AMPLE PARKING \*  
\* 30 YEARS OLD, approx. \* TWO BATH/SHOWER ROOMS \* LANDSCAPED GARDENS \*

Occupying one of the most sought after locations in Idle, is this delightful four bedroom detached house.

Very well presented throughout and benefits from gas central heating, upvc double glazing and alarm system.

The family sized accommodation briefly comprises reception hall, lounge, dining room, modern fitted kitchen, cloakroom/wc, four first floor bedrooms - master bedroom having en-suite shower room, plus a modern house bathroom.

To the outside there is ample parking in driveway leading to an attached garage, together with enclosed landscaped gardens.

Viewing is highly recommended.





## Reception Hall

With radiator and store cupboard.

## Cloakroom/WC

With low suite wc, wash basin and radiator.

## Lounge

17' x 11'6" (5.18m x 3.51m)

With a coal effect electric fire in feature fireplace surround, radiator.

## Kitchen

17'3" x 9'9" narrowing to 7'9" (5.26m x 2.97m narrowing to 2.36m)

Modern fitted kitchen having a range of cream wall and base units incorporating laminated sink unit, Rangemaster cooker, integrated dishwasher, breakfast bar, radiator.

## Dining Room

12'9" x 9'1" (3.89m x 2.77m)

With radiator, upvc French doors to rear garden.

## First Floor Landing

### Bedroom One

13'2" x 10'1" (4.01m x 3.07m)

With radiator. En-Suite Shower Room;

### En Suite Shower Room

Three piece modern suite, part tiled walls, heated towel rail.

### Bedroom Two

12'1" x 7'9" (3.68m x 2.36m)

With radiator.

### Bedroom Three

8'8" x 6'9" (2.64m x 2.06m)

With radiator.

### Bedroom Four

8'1" x 7'10" (2.46m x 2.39m)

With radiator.





### Bathroom

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

### Loft

Part boarded. Accessed via a pull-down ladder.

### Exterior

To the outside there is a garden to the front, ample driveway parking leading to an attached garage, together with an enclosed landscaped garden to the rear with lawn and patio.

### Directions

From our office in Idle proceed straight up The High Street, turn left onto Highfield Rd, right onto Green Ln, right onto Sorrin Cl, turn left to stay on Sorrin Cl and the property will be seen displayed via our For Sale board.

### TENURE

Freehold

### Council Tax Band

E / Bradford

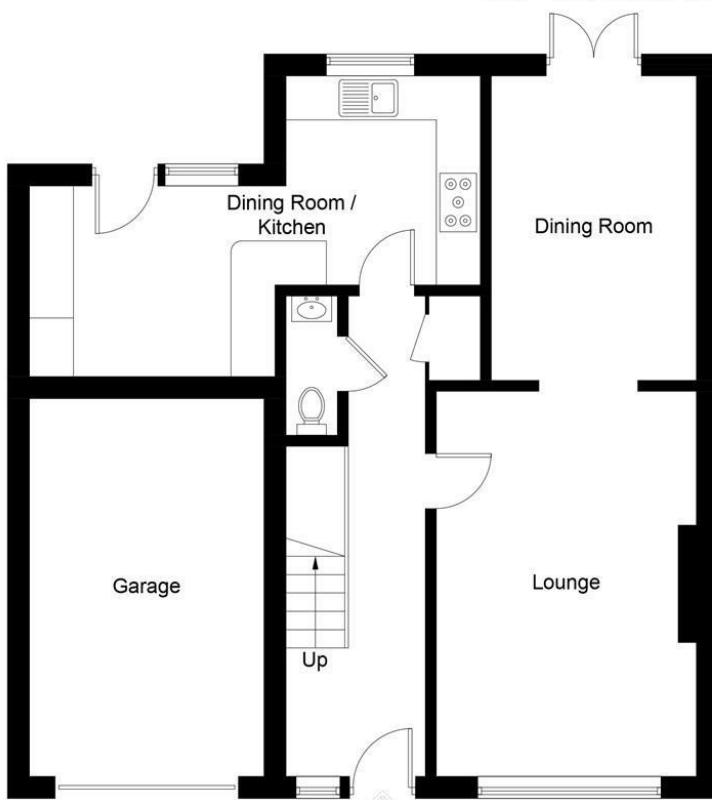


# Sorrin Close, BD10

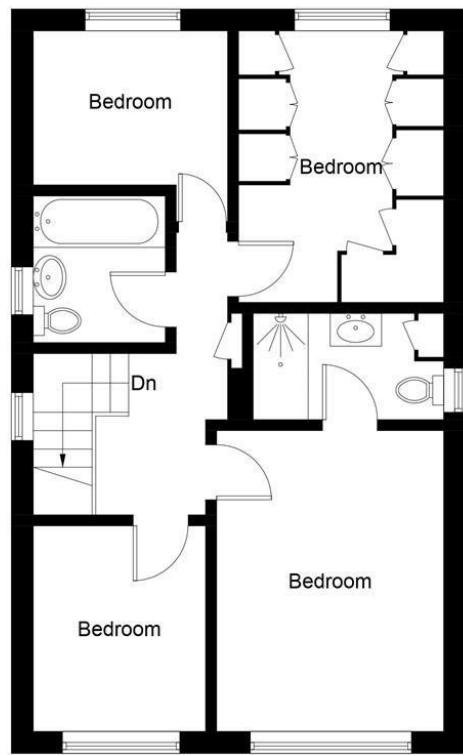
Approximate Gross Internal Area = 116.5 sq m / 1254 sq ft

Garage = 16.5 sq m / 178 sq ft

Total = 133.0 sq m / 1432 sq ft

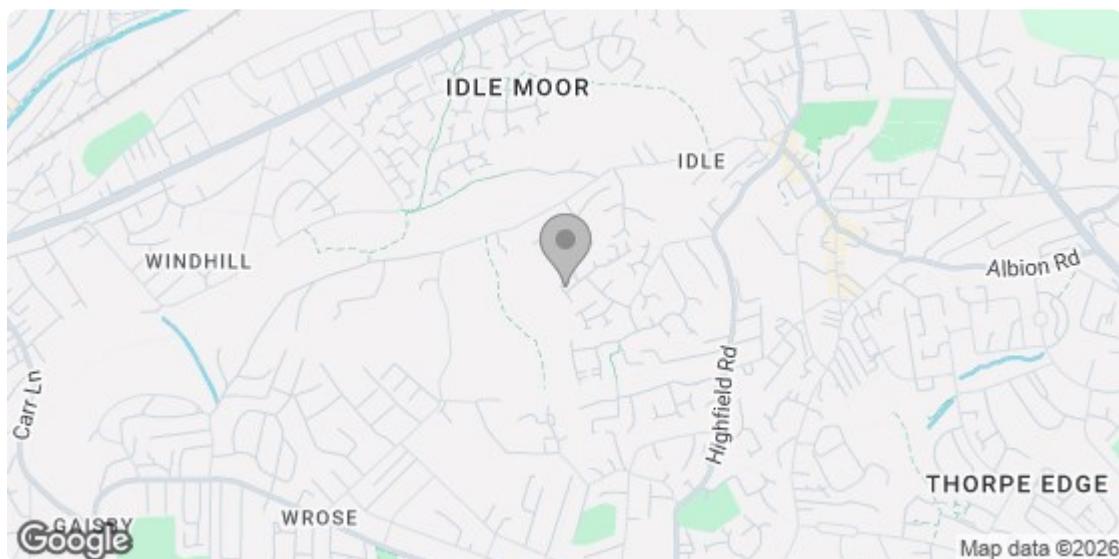


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FourLabs.co © (ID1237387)



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