



The Grove, Idle,

£259,950

**** LARGER THAN AVERAGE SEMI DETACHED ** THREE BEDROOMS ** TWO RECEPTION ROOMS ****
**** THREE FLOORS ** INTEGRAL GARAGE ** WELL PRESENTED ** GARDENS & PARKING ****

Occupying a cul-de-sac setting close to Idle Village is this delightful three bedroom spacious semi detached house. Benefits gas central heating, upvc double glazing and alarm system. The generous accommodation is set over three floors and briefly comprises entrance porch, reception hall, cloakroom, lounge, dining room and fitted kitchen. The lower ground floor has a large utility, integrated garage and workshop. Three good sized bedrooms and a four piece house bathroom. Outside there are gardens, enclosed patio and driveway parking.



Entrance Porch

Reception Hall

Radiator.

Dining Room

Radiator.

Cloakroom

Low flush wc and wash basin.

Lounge

14'8" x 11'8" (4.47m" x 3.56m")

Lounge

Coal effect gas fire with feature fireplace surround.

Kitchen

10'0" x 8'0" (3.05m" x 2.44m")

White wall and base units incorporating laminate sink unit, electric oven & induction hob and integrated dishwasher.

Lower Floor

Utility

11'4" x 9'10" (3.45m" x 3.00m")

Wall and base units incorporating laminate sink unit, plumbing for auto washer and radiator.

First Floor Landing

Bathroom

Four piece suite comprising shower cubicle, corner bath, pedestal wash basin, low flush wc, bamboo flooring and heated towel rail.

Bedroom One

14'8" x 11'7" (4.47m" x 3.53m")

Fitted mirror wardrobes and radiator.

Bedroom Two

11'4" x 10'5" (3.45m" x 3.18m")

Radiator.

Bedroom Three

9'5" x 8'6" (2.87m" x 2.59m")

Radiator.

Loft

Part boarded with pull down ladder.

Exterior

Gardens to front together with an enclosed patio garden to rear with driveway parking and integral garage and workshop.

Council Tax Band

Tenure

FREEHOLD.



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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