



Coppice View, Idle

£399,995

* DETACHED HOUSE * FOUR/FIVE BEDROOMS * TWO/THREE RECEPTION ROOMS * CUL-DE-SAC *
* MODERN FITTED KITCHEN * ENVIABLE LOCATION * LARGE GARDEN * PARKING *

Occupying a delightfully situated cul-de-sac setting in this enviable residential location, is this modern four bedroom detached house.

The family sized property benefits from gas central heating, upvc double glazing and alarm system.

Available with no onward chain and accommodation briefly comprising reception hall, lounge, dining room, fitted living kitchen, second sitting room/bedroom five, cloakroom/wc and utility. To the first floor there are four bedrooms and a house bathroom with white suite.

To the outside there are good sized gardens adjoining open fields and ample off-road parking.





Reception Hall

With oak flooring and radiator.

Cloakroom/WC

With low suite wc, wash basin and heated towel rail.

Lounge

16'1" x 10'3" (4.90m x 3.12m)

With gas fire in stone feature fireplace, bay window and radiator.

Dining Room

9'6" x 8'3" (2.90m x 2.51m)

With radiator and upvc double glazing French doors to garden.

Living Kitchen

17'8" x 8'8" (5.38m x 2.64m)

High gloss grey fitted kitchen having a range of wall and base units incorporating resin sink unit, integral dishwasher, gas hob and induction hob, radiator and oak flooring.

Utility

4'9" x 4'9" (1.45m x 1.45m)

With plumbing for auto washer.

Sitting Room/Bedroom Five

12' x 8'7" (3.66m x 2.62m)

With radiator.

First Floor Landing

Bedroom One

14'3" x 9'5" (4.34m x 2.87m)

With radiator.

Bedroom Two

17'7" x 8'8" (5.36m x 2.64m)

With radiator.

Bedroom Three

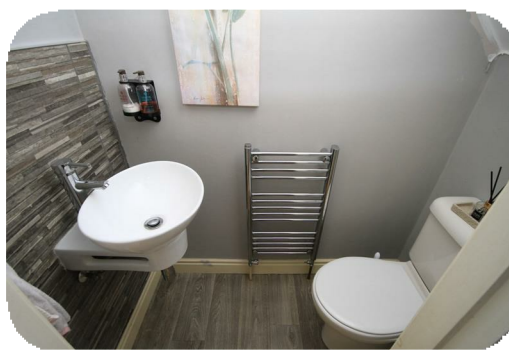
9'9" x 9'9" (2.97m x 2.97m)

With radiator.

Bedroom Four

8'1" x 7' (2.46m x 2.13m)

With radiator.





Bathroom

7' x 5'9" (2.13m x 1.75m)

Three piece white suite comprising panelled bath, low suite wc, pedestal wash basin, part tiled walls.

Exterior

To the outside there is a large rear garden adjoining fields with patio and ample off-road parking to the front.

Directions

From our office in Idle village continue straight ahead at the roundabout up the High Street, at the top proceed straight ahead into Westfield Lane continue for approximately half a mile before taking the left onto Coppice View.

TENURE

FREEHOLD

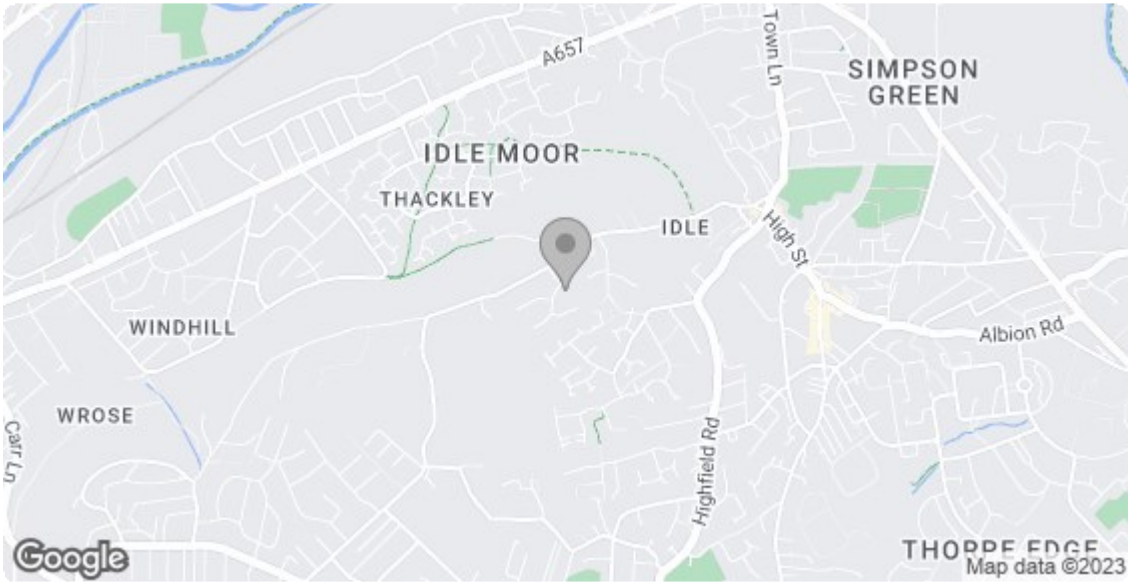
COUNCIL TAX BAND

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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. (If you are viewing the tour on a Smart/Iphone you may have turn the phone to landscape mode to see the full picture).





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		
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.

