



## Fourlands Crescent, Idle,

£230,000

Beautifully Extended Three-Bedroom Family Home in a Sought-After Cul-de-Sac

Perfectly suited to first-time buyers, growing families, or anyone seeking stylish move-in-ready living, this beautifully presented extended three-bedroom semi-detached home occupies a desirable position in a popular residential cul-de-sac, close to well regarded local schools, everyday amenities and convenient transport links.

Offering spacious and thoughtfully designed accommodation throughout, this impressive home combines modern comfort with practical family living. The standout feature is the generous contemporary dining kitchen, fitted with an attractive range of mahogany-effect and black units, ample storage including a large walk-in larder, and plenty of space for family dining and entertaining – the true heart of the home.

The ground floor also benefits from a welcoming entrance hall and a bright, comfortable lounge featuring a stylish modern fireplace, creating the perfect space to relax and unwind.

Upstairs, the property offers three well-proportioned bedrooms, ideal for family life, guest accommodation or home working, alongside a modern family bathroom finished with a sleek white suite and chrome heated towel rail.

Externally, this home continues to impress with beautifully maintained landscaped gardens to both the front and rear, providing an excellent outdoor space for children to play, summer entertaining, or simply enjoying the peaceful surroundings. A block-paved driveway provides convenient off-road parking, while additional outdoor storage is offered via two sheds.



### Entrance Hall

A welcoming entrance hall with stylish wood-effect flooring and radiator, setting the tone for the well-presented accommodation throughout.

### Lounge

15'9" x 11'8" (4.80m x 3.56m)

A bright and comfortable living space featuring a contemporary fireplace with black granite inset and hearth, creating an ideal setting for relaxing or entertaining.

### Dining Kitchen

16'1" x 15'1" (4.90m x 4.60m)

A spacious and beautifully appointed modern dining kitchen fitted with an attractive range of wall and base units in contemporary black and mahogany-effect finish, complemented by generous worktop space and a large walk-in larder cupboard. With space and plumbing for both a washing machine and dishwasher, this impressive room offers ample space for family dining and entertaining.

### First Floor Landing

Providing access to all first-floor accommodation.

### Bedroom One

14'9" x 9'9" (4.50m x 2.97m)

A spacious and well-presented principal bedroom.

### Bedroom Two

11'7" x 8'11" (3.53m x 2.72m)

A generous second double bedroom overlooking the rear garden.

### Bedroom Three

7'7" x 6' (2.31m x 1.83m)

A versatile third bedroom ideal as a child's room, nursery, home office or dressing room, benefiting from useful built-in storage.

### Bathroom

Fitted with a modern white suite comprising panelled bath with shower over, vanity wash basin, low flush WC, part tiled walls and chrome heated towel rail.

### Exterior

To the front, the property enjoys an attractive garden and a block-paved driveway providing convenient off-road parking.

To the rear is a beautifully maintained enclosed landscaped garden featuring a patio seating area, lawn, mature planted borders and feature pond — offering an ideal outdoor space for relaxing, entertaining and family enjoyment. Two useful storage sheds are also included.

### Directions

From our office in Idle village turn right onto New St, continue onto Apperley Rd, left onto Fourlands Dr, left onto Fourlands Cres and the property will shortly be seen displayed via our For Sale board.

### TENURE

FREEHOLD

### Council Tax Band

C / Bradford



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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(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		
(13) F			(13-38) F		
(1-12) G			(1-38) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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