



Far Highfield Close, Idle

£275,000

**** MODERN END TOWN HOUSE ** FOUR BEDROOMS ** TWO RECEPTION ROOMS **
** POPULAR CUL-DE-SAC ** OVER THREE FLOORS ** SOUTH FACING LANDSCAPED GARDEN ****

Occupying a desirable location on a modern cul-de-sac and offering fantastic family sized accommodation is this very well presented four bedroomed end town house.

Benefits from gas central heating, UPVC double glazing and alarm system.

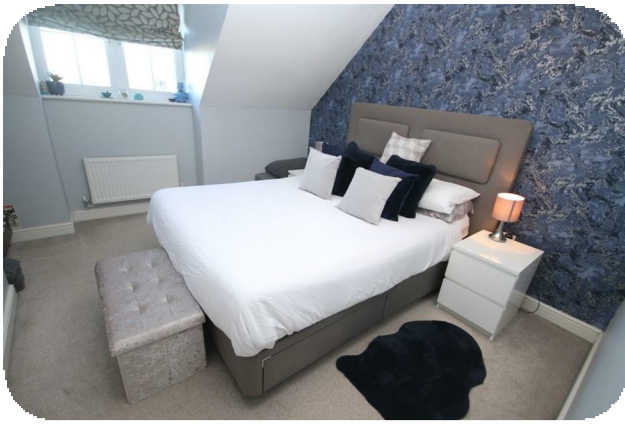
The "ready to move into" accommodation briefly comprises reception hall, cloakroom, lounge, kitchen, sitting/play room. There are three first floor bedrooms and a house bathroom. On the second floor is the Master Bedroom with en-suite shower room and dressing area.

To the outside there is a driveway and a garage for storage. At the rear is an enclosed south facing landscaped garden.

The seller advises a brand new boiler has been fitted 2025.

Viewing highly recommended!





Reception Hallway

Central heating radiator and useful storage cupboard.

Cloakroom

Low flush WC and hand wash basin. Central heating radiator.

Lounge

13'5 x 16'1 (4.09m x 4.90m)

UPVC French doors leading out to the rear garden and three central heating radiators.

Dining / Sitting Room

12'3 x 8'5 (3.73m x 2.57m)

UPVC French doors leading out to the rear garden and central heating radiator. This room has been converted and was previously the garage.

Kitchen

11'3 x 6'3 (3.43m x 1.91m)

Modern light Oak effect wall and base units with contrasting work surface over with Stainless steel sink and drainer. Stainless Steel oven and gas hob with extractor fan over.

First Floor Landing

Bedroom Two

9'7 x 13'4 (2.92m x 4.06m)

Central heating radiator.

Bedroom Three

10'7 x 6'4 (3.23m x 1.93m)

Central heating radiator.

Bedroom Four

6'7 x 7'6 (2.01m x 2.29m)

Central heating radiator.

Bathroom

Three piece modern suite comprising of; low flush WC, hand wash basin and bath with shower over. Part tiled and central heating radiator.

Second Floor





Bedroom One

13'3 max x11'8 (4.04m max x3.56m)

Two central heating radiators.

En-suite Shower Room

Modern three piece suite comprising of; low flush WC, hand wash basin and shower cubicle. Part tiled and central heating radiator.

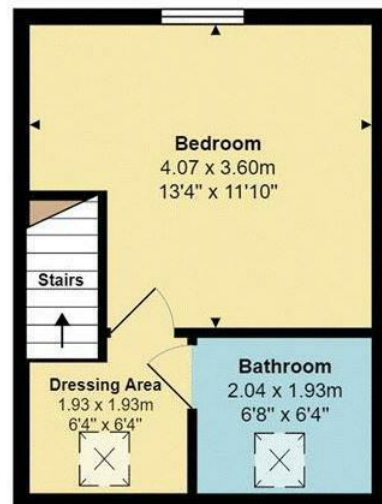
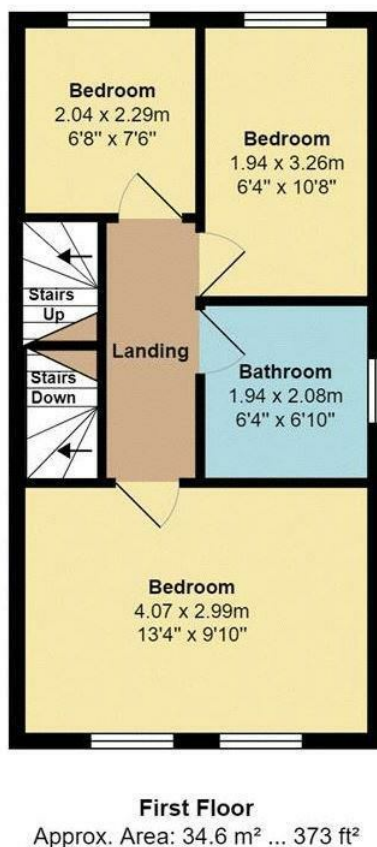
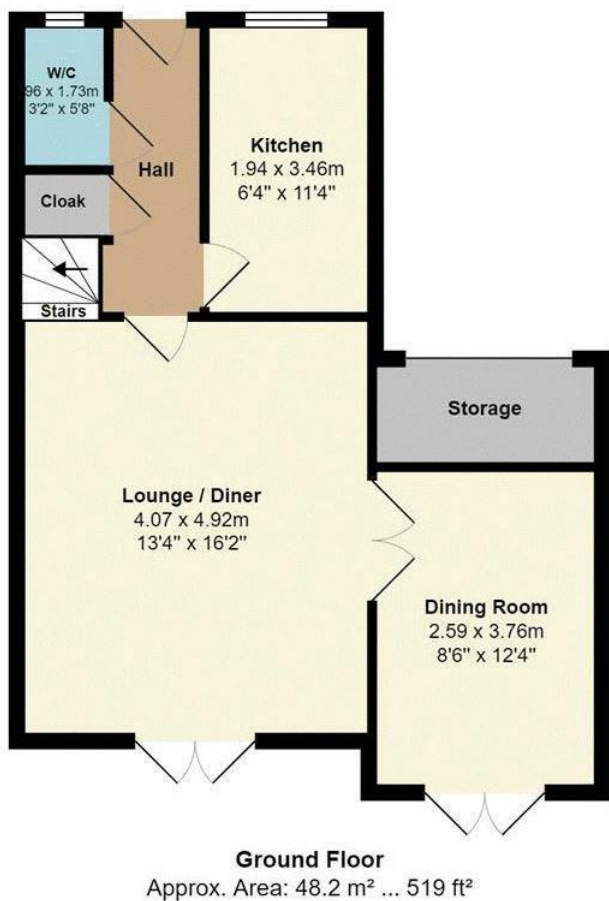
External

Enclosed landscaped garden to the rear. Garden to the front, along with driveway and garage (suitable for storage only.)

Council Tax

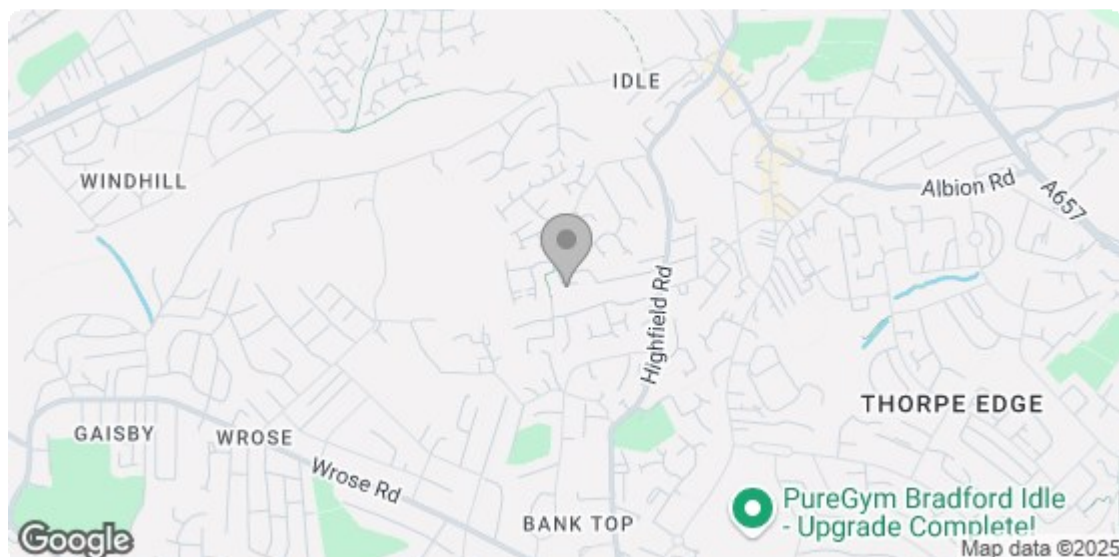
Band C.





Approx. Total Area: 105.9 m² ... 1140 ft²

Whilst every effort is taken to ensure accuracy of the floor plans, measurements are approximate and for illustration purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B	76	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		

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.

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