



## Sorrin Close, Idle

**£390,000**

- \* MODERN DETACHED \* THREE BEDROOMS \* TWO BATH/SHOWER ROOMS \*
- \* CONSERVATORY \* SOUGHT AFTER LOCATION \* IMMACULATE THROUGHOUT \*
- \* LANDSCAPED GARDENS \* PARKING \* GARAGE \*

Occupying one of the most popular positions in Idle, is this delightful three bedroom extended modern detached house.

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

The 'ready to move into' accommodation briefly comprises reception hall, cloakroom/wc, lounge, dining room, conservatory, modern fitted kitchen, three first floor bedrooms - master bedroom having en-suite shower room, plus a modern white house bathroom.

To the outside there are landscaped gardens, driveway and garage.

Viewing is highly recommended.





### Entrance Hall

With radiator.

### Cloakroom/WC

With low suite wc, hand basin and radiator.

### Lounge

14'8" x 12'8" (4.47m x 3.86m)

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

### Kitchen

9'4" x 9'3" (2.84m x 2.82m)

Modern kitchen having a range of wall and base units incorporating laminated sink unit, stainless steel double oven and hob, dishwasher, fridge, freezer.

### Dining Room

9'7" x 9'4" (2.92m x 2.84m)

With radiator and upvc French doors to conservatory.

### Conservatory

11'10" x 12'3" (3.61m x 3.73m)

With laminated wood floor and upvc French doors to rear garden.

### First Floor Landing

#### Bedroom One

11'9" x 11'3" (3.58m x 3.43m)

With fitted wardrobes & drawers, radiator. En-Suite Shower Room;

#### En Suite Shower Room

Three piece modern suite, heated towel rail.

#### Bedroom Two

9'4" x 10'4" (2.84m x 3.15m)

With fitted wardrobes and radiator.

#### Bedroom Three

7'6" x 10'8" (2.29m x 3.25m)

With fitted wardrobes and radiator.





### Bathroom

Three piece modern white suite, tiled walls and heated towel rail.

### Exterior

To the outside there is a garden to the front, ample parking to the side leading to a single garage, together with a lawned and patio garden to the rear.

### Directions

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

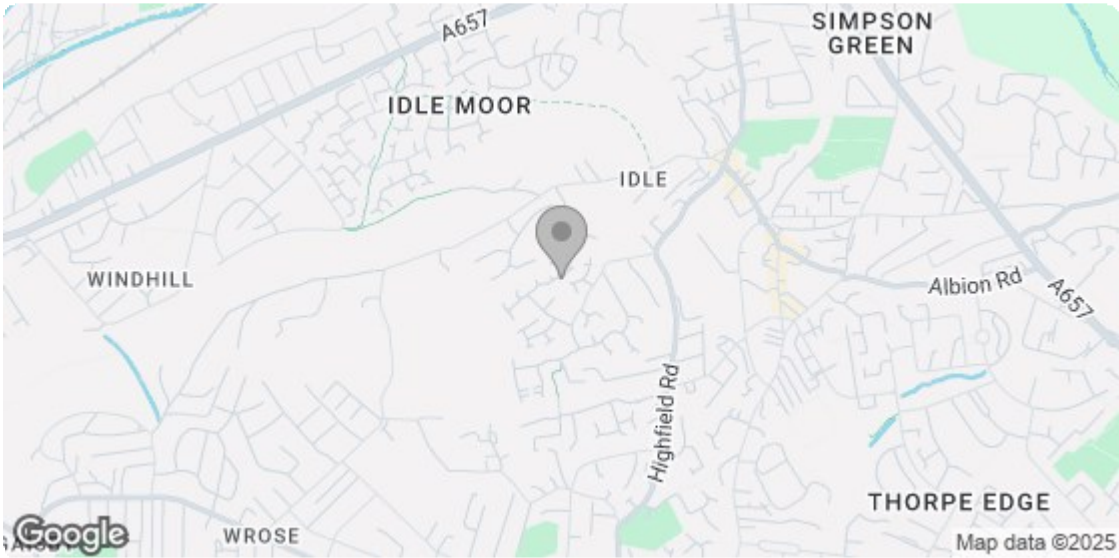
### TENURE

FREEHOLD

### Council Tax Band

E





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