



## Coppice View, Idle

**£345,000**

\* DETACHED \* THREE BEDROOMS \* SOUGHT AFTER LOCATION \* NO CHAIN \* MODERN KITCHEN \*  
\* CONSERVATORY \* STUNNING LANDSCAPED GARDENS \* PARKING & GARAGE \*

Occupying this much sought after development in Idle is this three bedroom detached property. The well presented home would appeal to a range of buyers and benefits from a modern fitted kitchen, conservatory and a landscaped garden.

Within easy reach of Idle Village which boasts amenities, shops and first and secondary schools. To the outside there is a well maintained landscaped garden and a resin driveway leading to single garage.







### Hall

Radiator.

### Cloakroom/WC

Modern two piece suite comprising low flush wc, vanity sink unit and radiator.

### Lounge/Diner

24'7" x 11'5" (7.49m" x 3.48m")

Coal effect gas fire with feature fireplace surround, bay window and two radiators.

### Dining Area

Radiator and patio doors.

### Conservatory

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

With fitted window and roof blinds and French doors leading to rear garden.

### Kitchen

11'2" x 8'2" (3.40m" x 2.49m")

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splashback, double electric oven & induction hob with extractor, integrated fridge freezer, integrated dishwasher, integrated washing machine and radiator.

### First Floor Landing

Loft access.

### Bedroom One

12'7" x 9'3" (3.84m" x 2.82m")

Built in wardrobes, bay window and radiator.

### Bedroom Two

10'2" x 9'3" (3.10m" x 2.82m")

Built in wardrobes and radiator.

### Bedroom Three

7'9" x 6'8" (2.36m" x 2.03m")

Radiator.







### Bathroom

Modern three piece suite comprising panelled bath with shower over, low flush wc, pedestal wash basin, extractor fan and radiator.

### Exterior

Superb south facing landscaped garden to rear with well stocked borders, patios and lawn area with shed providing storage. To the front there is a resin driveway providing off street parking and leading to a detached garage with electric door.

### Council Tax Band

D

### Tenure

FREEHOLD.



# Coppice View, BD10

Approximate Gross Internal Area = 95.4 sq m / 1027 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1240878)



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		
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		

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