



Bradford Road, Idle,

Asking Price
£375,000

INDIVIDUAL ARCHITECT DESIGNED DETACHED
THREE GARAGES & VERANDA AREA OVER
LARGE REAR AND SIDE GARDENS
VIEWING ESSENTIAL

4 BEDROOMS
EXTENDED DURING OWNERSHIP
ELECTRONIC GATES WITH PRIVATE DRIVE

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A rare opportunity has arisen to purchase an individual architect designed 4 bedroom dormer detached property, accessed by a private drive with electronic gates. The property is approximately 45 years old, and over the period of ownership has been extended and developed from its original design. Offers 4 bedrooms and 2 bathrooms, 3 reception rooms, fitted kitchen and extended utility room, dining room. Character features with portcullis windows, beams, plenty of family space for a growing family, with ample parking to the front. **VIEWING STRICTLY BY APPOINTMENT WITH AGENT.**



Main front entrance: Upvc door into foyer, ch radiator, laminate floor.

Extension Bay Sitting Room: 5.16m x 3.58m (16'11 x 11'8). Stone wall feature fireplace, patio doors to the side, single glazed windows, double ch radiator.



Inner Hallway:

Dining Room: 3.46m x 3.35m (11'4 x 10'11). Front Upvc dg window, double ch radiator, laminate floor, thermostat control.

Kitchen: 4.49m x 2.44m (14'8 x 8'0). Range of wall & base units in maple, work tops, 5 ring stainless steel gas hob with stainless steel extactor over, double oven in stainless steel, built in winerack, breakfast bar, housing for a dishwasher, stainless steel sink with mxier tap, Upvc dg window to side, cladded ceiling with inset ceiling lights.



Extended Utility Room: 3.41m x 3.12m (11'2 x 10'2). Space for a tall boy fridge freezer, plumbed for an auto-washer and dryer, work top, stainless steel bowl sink, windows to side, Upvc stable rear door, double ch radiator, matching maple unit storage.

Lounge: 6.12m x 3.49m (20'0 x 11'5). Upvc dg window to side, Georgian single glazed window with secondary dg, double ch radiator, inset ceiling lights, living coal gas fire with granite hearth.

Bedroom 4/Study: 3.68m x 2.50m (12'0 x 8'2). Laminate floor, Upvc dg window, double ch radiator.



Bathroom: 2.42m x 1.57m (7'11 x 5'1). Three piece coloured suite, fully tiled, painted wood cladded ceiling, heated towel rail, dg window, tiled floor.

Staircase: Spacious landing with beam features and dg velux sky light windows, portcullis windows, double ch radiator.

Bedroom 1: 3.56m x 3.46m (11'8 x 11'4). Upvc dg windows to front, Georgian sg style window with secondary dg to side, ch radiator.

En-Suite: 3.02m x 1.51m (9'10 x 4'11). Wrap around electric shower cubicle, extractor, fully tiled, wash basin in vanity unit, wc, cladded ceiling with led lighting, heated chrome towel rail, tiled floor.

Dressing Room: 3.14m x 1.91m (10'3 x 6'3). Extensive mirror sliding robes, Upvc dg window to front, inset ceiling lights, double ch radiator.

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All measurements have been taken using electronic measuring devices and are only approximate.

Bedroom 2: 3.39m x 3.11m (11'1 x 10'2). Fitted furniture, portcullis windows, laminate floor, ch radiator.

Cloaks: 1.86m x 1.14m (6'1 x 3'8). Wc and wash basin, extractor, pitched roof, beams, fully tiled, portcullis window.

Bedroom 3: 3.36m x 2.53m (11'0 x 8'3). Upvc dg window to front, laminate floor, double ch radiator, cupboard storage.

Externally: To the front is a sloping lawned garden, access by electronic gates to the private drive, integral single garage and double garage all with light & power, the double garage has a veranda over with extensive views. Side gated access onto a large side and rear flagged patio garden, impressive weeping willow tree, pond feature.

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