



1 Kirby Close  
Newthorpe NG16 3QP

£220,000

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## 1 Kirby Close

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This Wonderful three-bedroom semi-detached property is located in the desirable area of Newthorpe. The property is perfect for first time buyers or a growing family. Inside you will find a modern fitted kitchen and a spacious lounge/diner, complemented by three well-proportion bedrooms and a modern family bathroom upstairs. Sitting on a large corner plot, the home features front, side, and rear gardens, along with a driveway and an integral garage.

Offered to the market with no upward chain! Contact us today, to book your appointment and make this wonderful home yours.

Close to Eastwood Town Centre which benefits from a wide range of amenities including shops, a library, eateries, cafes, public houses, and bus stops with routes to various destinations. Ikea Retail Park and Morrisons Supermarket are nearby for all your shopping needs. Several recreational parks are within walking distance, perfect for leisure and outdoor activities.

Transport links are excellent, with Langley Mill train station, the A610, and the M1 motorway all easily accessible making commuting straightforward and convenient.





### **Entrance Hallway**

Entrance Hall with doors off, stairs to first floor, radiator, laminate flooring & New composite door with side panel to the side elevation.

### **Lounge/Diner**

16'1" x 12'4" (4.90m x 3.76m)

Good sized lounge/diner with TV point, phone point & Virgin Media point, laminate flooring, double glazed window & new double glazed door to the rear elevation.

### **Fitted Kitchen**

12'1" x 8'0" (3.68m x 2.44m)

Fitted with a range of base cupboards, drawers and matching wall units, in gloss white with laminate worktop over, stainless steel sink & drainer with mixer tap, tiled surround, electric oven & hob with extractor canopy over, space for washing machine, dryer, fridge & freezer, Worcester boiler in cupboard, spot light lighting, consumer unit, radiator, vinyl flooring & double glazed window to the front elevation.



### **First Floor Landing**

Carpeted stairs & landing with doors off & loft hatch.

### **Bedroom One**

16'1" x 8'11" (4.90m x 2.72m)

Good sized double room with carpet flooring, radiator & double glazed window to the front elevation with far reaching countryside views.

### **Bedroom Two**

12'5" x 7'11" (3.78m x 2.41m)

Carpet flooring, radiator & double glazed window to the rear elevation.





### Bedroom Three

9'3" x 7'9" (2.82m x 2.36m)

Fitted wardrobe, carpet flooring, TV point, radiator & double glazed window to the rear elevation.

### Family Bathroom

8'10" x 4'9" (2.69m x 1.45m)

Three piece bathroom suite, comprising of P-shaped bath with mains feed shower over & shower screen, PVC wall panels, low flush WC, pedestal wash hand basin, heated towel rail, vinyl flooring & two frosted double glazed windows to the side elevation.



### Outside

#### Front Garden

Low maintenance large stoned front garden, with wooden fencing, a tarmac driveway with block paved edging leading to integral garage, wooden gate to side garden.



#### Integral Garage

Up & Over door into garage with power.

#### Rear & Side Garden

Low maintenance garden with pathway leading to the side door and rear of the property, featuring a charming stone side garden ideal for outdoor entertaining. Includes convenient outside tap, steps ascending to a formal lawn area, a spacious patio perfect for gatherings, and a secure fence boundary for privacy and safety.



(N.B) there is a further dropped curb to the side of the property that previously provided access to an additional parking area. This area has now been transformed into a raised lawn but could potentially be returned to parking if required.



## Floor Plan



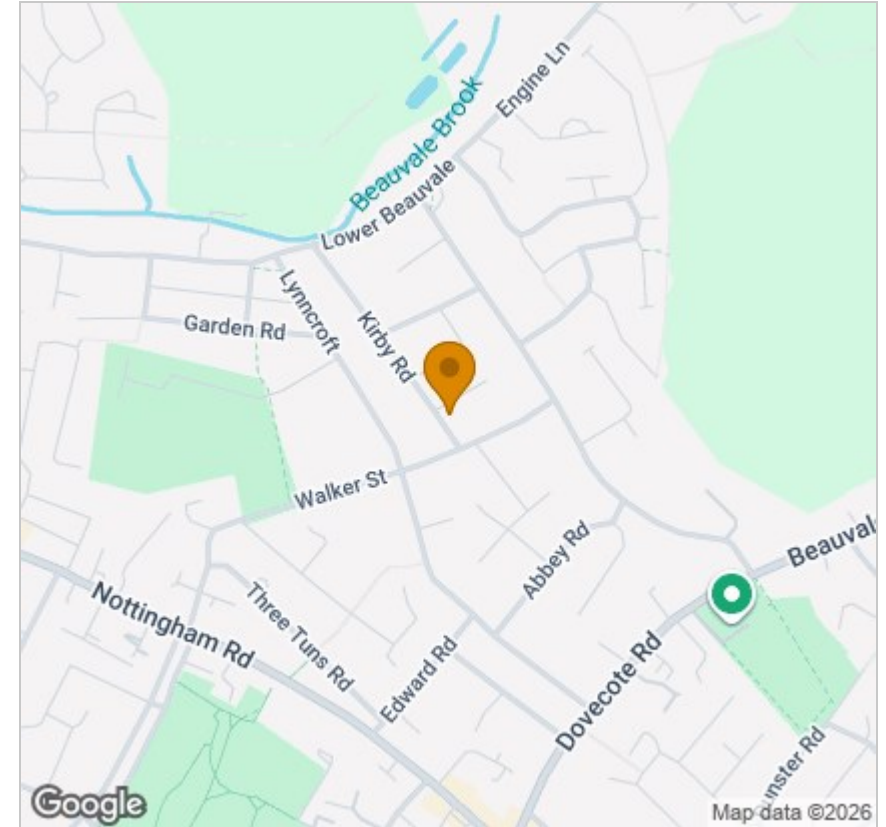
## Viewing

Please contact our Eastwood Office on 01773 535535 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

