



Newgate, Kirby Cane NR35 2PP

welcome to

Newgate, Kirby Cane

This DETACHED Bungalow is located in the sought after location of Kirby Cane. The property benefits from two bedrooms, sun room, summer house, workshop, large gardens and field views.



Conservatory

10' 3" x 12' 1" (3.12m x 3.68m)
uPVC Construction, wooden floorboards.

Entrance Hall

French door to conservatory, radiator, loft hatch.

Cloakroom

uPVC Double glazed window to rear aspect, WC,
wash hand basin, tiled surrounds, radiator.

Dining Room/ Bedroom

9' 7" x 9' 8" (2.92m x 2.95m)
uPVC French doors to front aspect, open plan to hall,
door to hall. (The wall could be re-instated to make it
back into a bedroom).

Lounge

17' 11" x 13' max (5.46m x 3.96m max)
uPVC Double glazed windows to front and side
aspect, feature fire place, wall lights, radiator.

Kitchen

9' 10" max x 18' 10" max (3.00m max x 5.74m max)
uPVC Double glazed windows to rear and side
aspect, fitted kitchen with a range of wall and base
units, 1.5 bowl stainless steel sink and drainer, work
surfaces, tiled surrounds, cooker point, stainless steel
cookerhood, space for fridge, radiator, door to
garden.

Utility Room

5' 8" x 6' 7" (1.73m x 2.01m)
A range of wall and base units, plumbing for washing
machine/ dish washer, uPVC Double glazed window
to rear aspect, airing cupboard, work surfaces,
radiator.

Bedroom One

10' 9" max x 13' (3.28m max x 3.96m)
uPVC Double glazed Bow window to front aspect,
radiator.

Bedroom Two

9' 11" x 11' 10" (3.02m x 3.61m)
uPVC Double glazed window to rear aspect, radiator.

Bathroom

uPVC Double glazed window to rear aspect, bath
with mixer taps, shower with shower cubicle, WC,
Vanity basin with storage cupboard, radiator,

Outside

The front garden is mainly laid to shingle providing
parking for several vehicles and access to the car
port. The rear garden is mainly laid to lawn with a
patio area. There are numerous planted beds and
borders. There is a summer house, a shed and a
greenhouse.

Timber Workshop

11' 7" x 11' 7" (3.53m x 3.53m)



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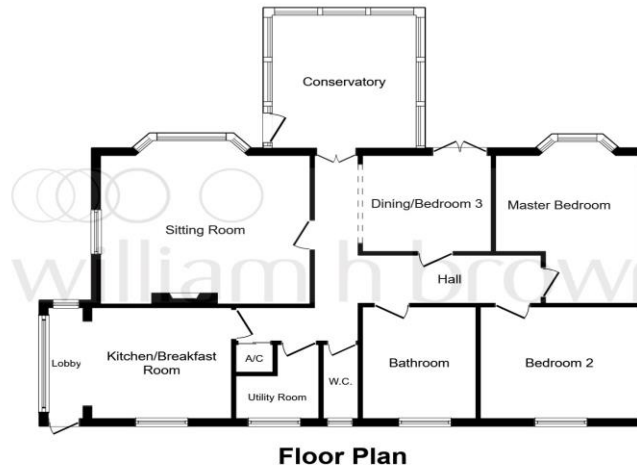
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Newgate, Kirby Cane

- Detached Bungalow
- Two Bedrooms
- Large Rear Garden
- Field Views
- Workshop & Sun Room

Tenure: Freehold EPC Rating: E

£375,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for William H Brown. Powered by www.focalagent.com



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Property Ref:
BGY105125 - 0002

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