



3 Kirby Road  
Newthorpe NG16 3QA  
Asking price £230,000

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### 3 Kirby Road

Newthorpe NG16 3QA

This charming two bedroomed detached bungalow in the ever popular location of Newthorpe with driveway parking & detached garage. Inside the property comprises of, entrance hallway, lounge, kitchen, two bedrooms & bathroom. Outside is a mature delightful rear garden with patio, ideal for outdoor living. There is also a walled front garden with driveway to side.

Newthorpe is a well sort after popular area with Ikea retail park close by. Good road links with A610 & M1 Motorway within easy reach.

This lovely bungalow is offered to the market with no upward chain.







**Entrance Hall**

14'9" x 4'10" (4.50m x 1.47m)

Double glazed door to the side elevation into hallway, doors off, coving to ceiling, loft hatch, radiator & fitted carpet.

**Lounge**

14'7" x 11'9" (4.45m x 3.58m)

Double glazed bay window to the front elevation, double glazed window to the side elevation, stone fireplace with electric fire, coving to ceiling, wall lights, radiator & fitted carpet.

**Modern Fitted Kitchen**

9'8" x 9'5" (2.95m x 2.87m)

Double glazed window to the side elevation, wooden door into cupboard, wall & base units in gloss white with laminate worktop over, electric double oven & hob with extractor over, ceramic sink & drainer with mixer tap, matching splash backs, integrated fridge/freezer, space for washing machine, radiator & tiled flooring.

**Cupboard**

2'9" x 2'7" (0.84m x 0.79m)

Wooden door off kitchen, double glazed window to side & Ideal wall mounted combi boiler.

**Bedroom One**

12'7" x 12'0" (3.84m x 3.66m)

Double glazed French doors to the rear elevation, fitted wardrobes, radiator & fitted carpet.

**Bedroom Two**

8'11" x 8'0" (2.72m x 2.44m)

Double glazed window to the side elevation, fitted wardrobes, wall lights, radiator & fitted carpet and sliding entrance door.

**Bathroom**

6'7" x 5'6" (2.01m x 1.68m)

Frosted double glazed window to the side elevation, panelled bath with mains feed shower over, shower panels, low flush WC, pedestal wash hand basin, tiled walls, heated towel rail & tiled flooring.

**Outside**

**Rear Garden**

Rear garden laid mainly to lawn with well stocked borders of plants, shrubs & trees, wooden shed, paved patio area & wooden gate to side.

**Front Garden**

Walled front garden with mature plants & shrubs, driveway to side with carport & leading to detached garage.

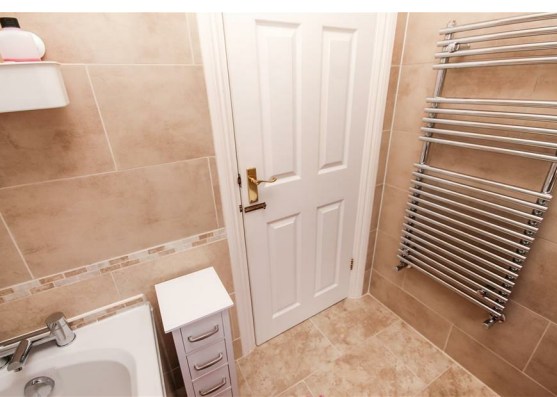
**Detached Garage**

14'0" x 8'3" (4.27m x 2.51m)

With up & over door, personal door & window.

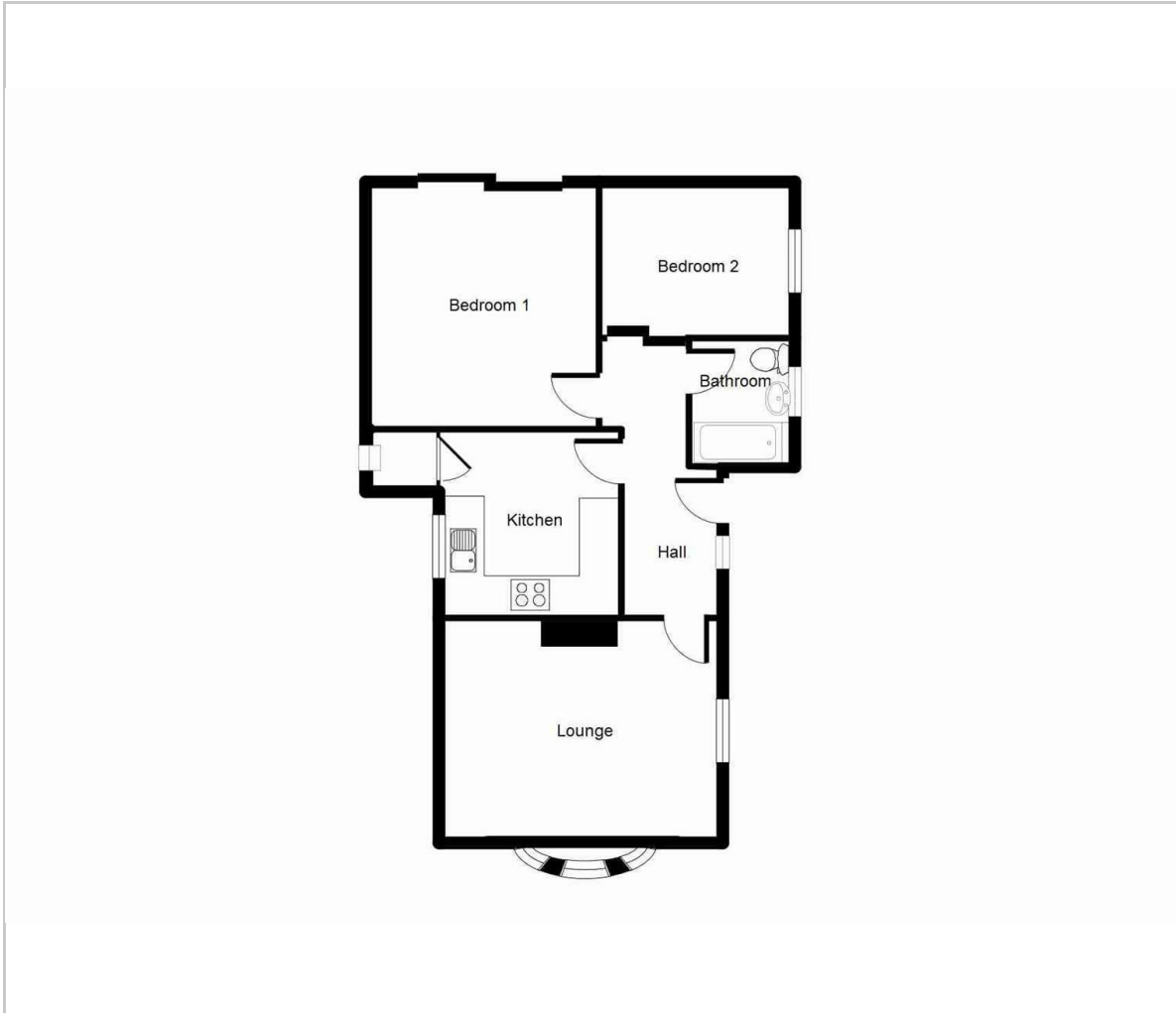
**Council Tax Band**

Council Broxtowe, Tax Band B





## Floor Plan



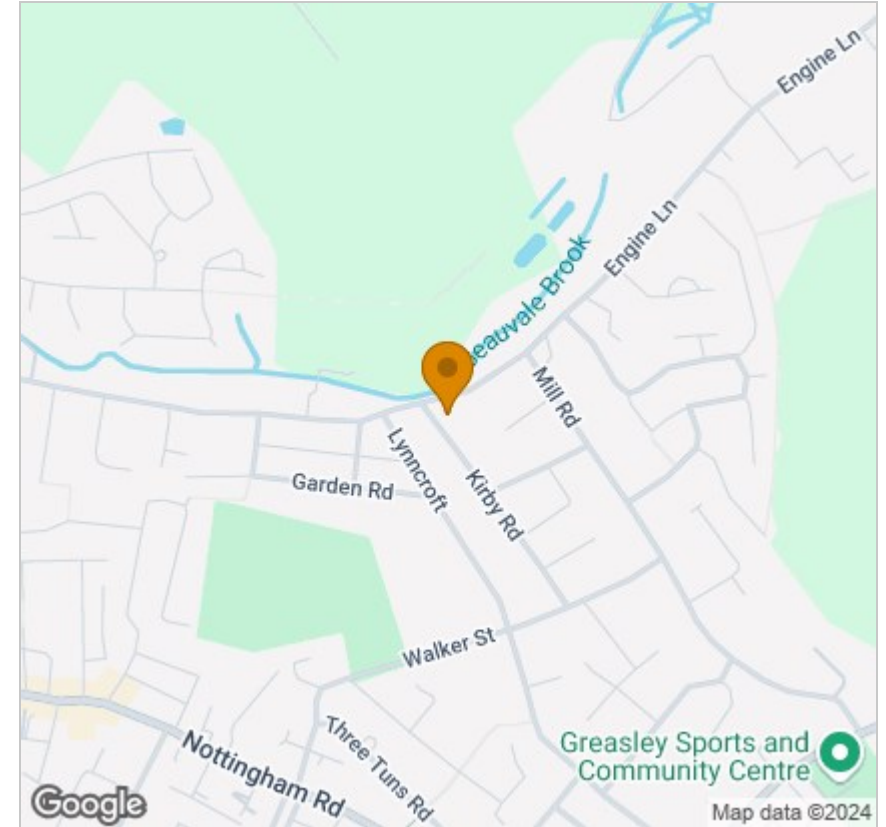
## Viewing

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

