CHARLES & NEWTON & CO

ESTATE AGENTS & SOLICITORS



20 Kirby Road

Newthorpe NG16 3PZ

Offers over £190,000

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Spacious three-bedroom detached family home is ideally located close to Eastwood Town Centre and all its amenities. The property consists of entrance hallway, fitted kitchen, bedroom one to the front & convenient wet room with two further large doubles on the first floor. Outside to the front of the property is a well-established garden with driveway to the side leading to a carport & gated access to the rear garden, a proud showcase of mature trees, thriving shrubs, and a variety of flowering plants, creating a serene and private retreat. It features two paved patio areas, perfect for outdoor entertaining surroundings.

Eastwood is renowned for its friendly community atmosphere and excellent local amenities, including shops, schools, and parks. The area benefits from great transport links, with easy access to bus routes, the M1 motorway, and Langley Mill train station, making it an ideal location for families and commuters alike. This property presents an excellent opportunity for those seeking a peaceful yet accessible neighbourhood to call home.

























Entrance Hall
Stairs to first floor, doors off, electric heater, tiled flooring & cupboard housing electric meter & consumer unit.

Lounge
15'10" x 9'11" (4.83m x 3.02m)
Stone fireplace with slate hearth housing electric fire, TV point, tiled flooring & double glazed patio doors to the rear garden.

Kitchen
9'8" x 6'5" (2.95m x 1.96m)
Wall base & drawer units with laminate worktop over, 2 1/2 bowl sink with mixer tap, tiled surround, double electric oven & electric hob with extractor over, plumbed for washing machine, space for fridge/freezer, tiled flooring, double glazed window to the side elevation & double glazed door with side panel to the rear garden.

Wet Room
6'4" x 5'4" (1.93m x 1.63m)
Wet room with electric shower, extractor fan, low flush WC, wash hand basin, vertical towel radiator, part tiled walls, tiled flooring & frosted double glazed window to the front elevation.

Bedroom Three
11'2" x 10'1" (3.40m x 3.07m)
Wall lights, electric heater, tiled flooring & double glazed bay window to the front elevation.

First Floor Landing
Double glazed window to the side & doors off.













Bedroom One

16'10" x 12'8" (5.13m x 3.86m)

Storage cupboard housing hot water tank, electric heater, carpet flooring, four double glazed windows to the rear elevation.

Bedroom Two

16'10" x 10'2" (5.13m x 3.10m)

Fitted wardrobes/storage cupboards, electric heater, carpet flooring & four double glazed windows to the front elevation.

Outside

Front Garden

Front garden with paved area, plants & bushes, driveway to side leading to carport, cold water tap & gated access to the rear garden.

Rear Garden

The mature rear garden is a well-maintained oasis, thoughtfully designed to offer both beauty and practicality. It features two inviting patio areas ideal for outdoor entertaining and relaxing. The garden is complemented by gravel sections and charming pathways, guiding you through the lush, established plants, trees, bushes, and vibrant flowers. Equipped with outdoor electric sockets. The boundary is secure, with a combination of fencing and walls, creating a private and tranquil environment perfect for enjoying outdoors.

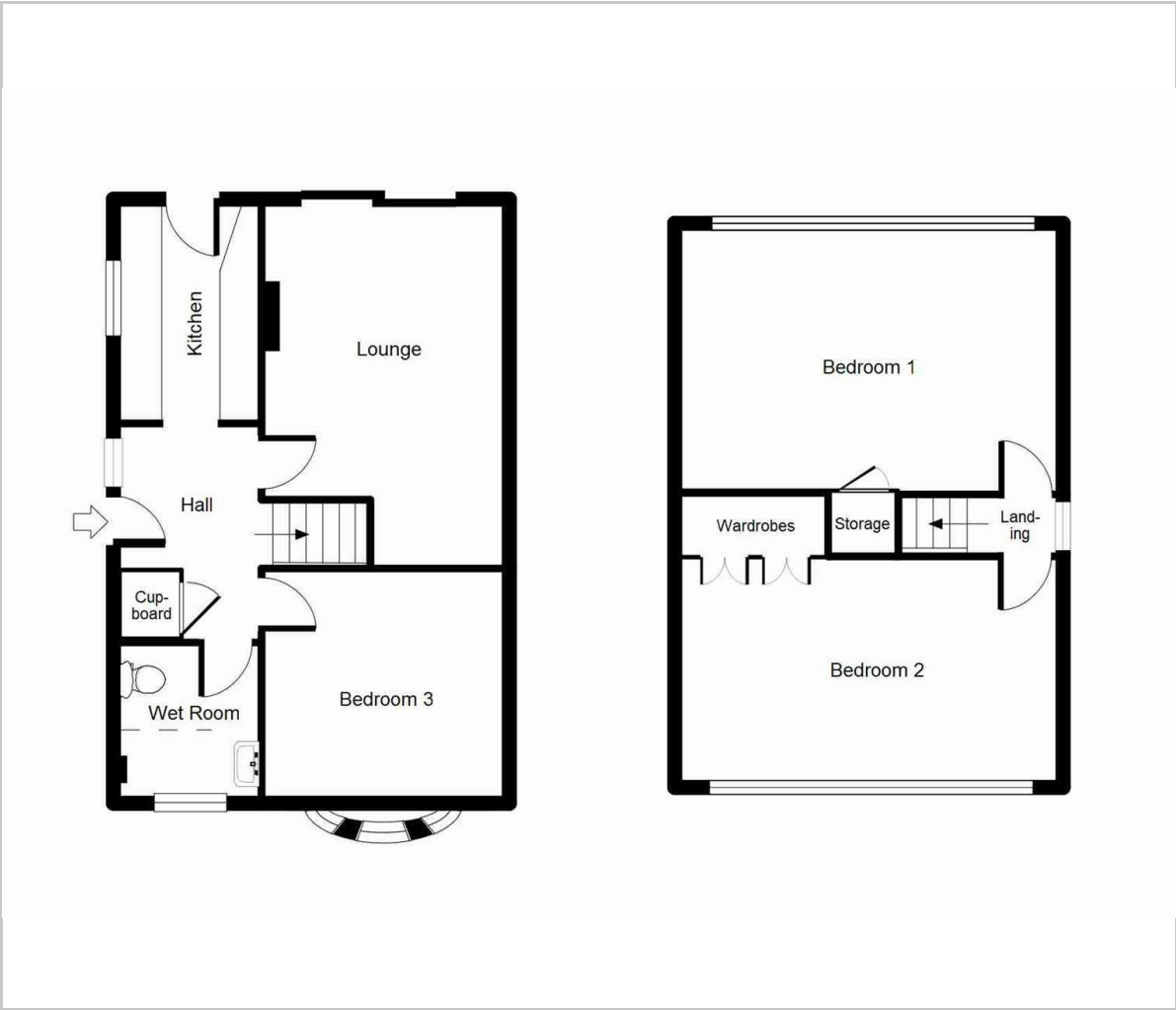




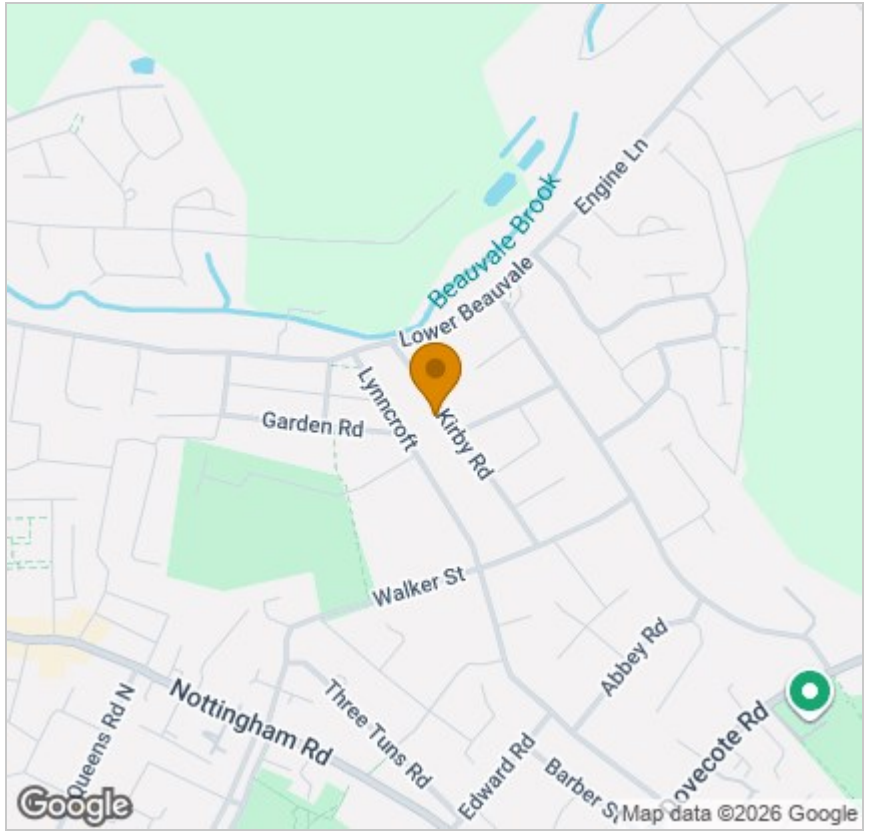




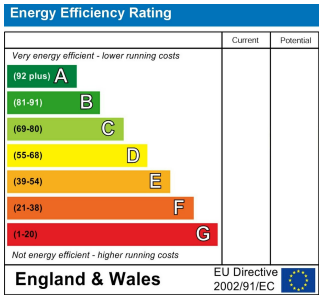
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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