

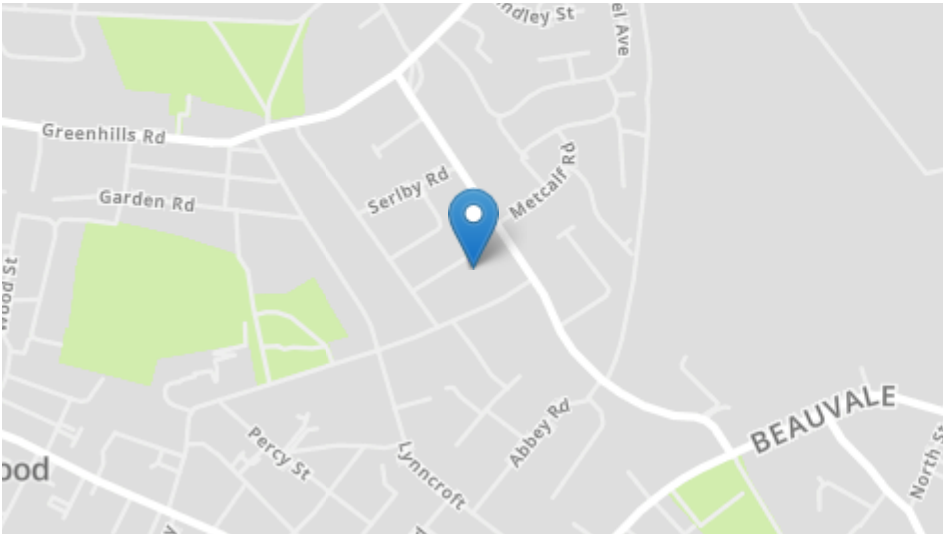
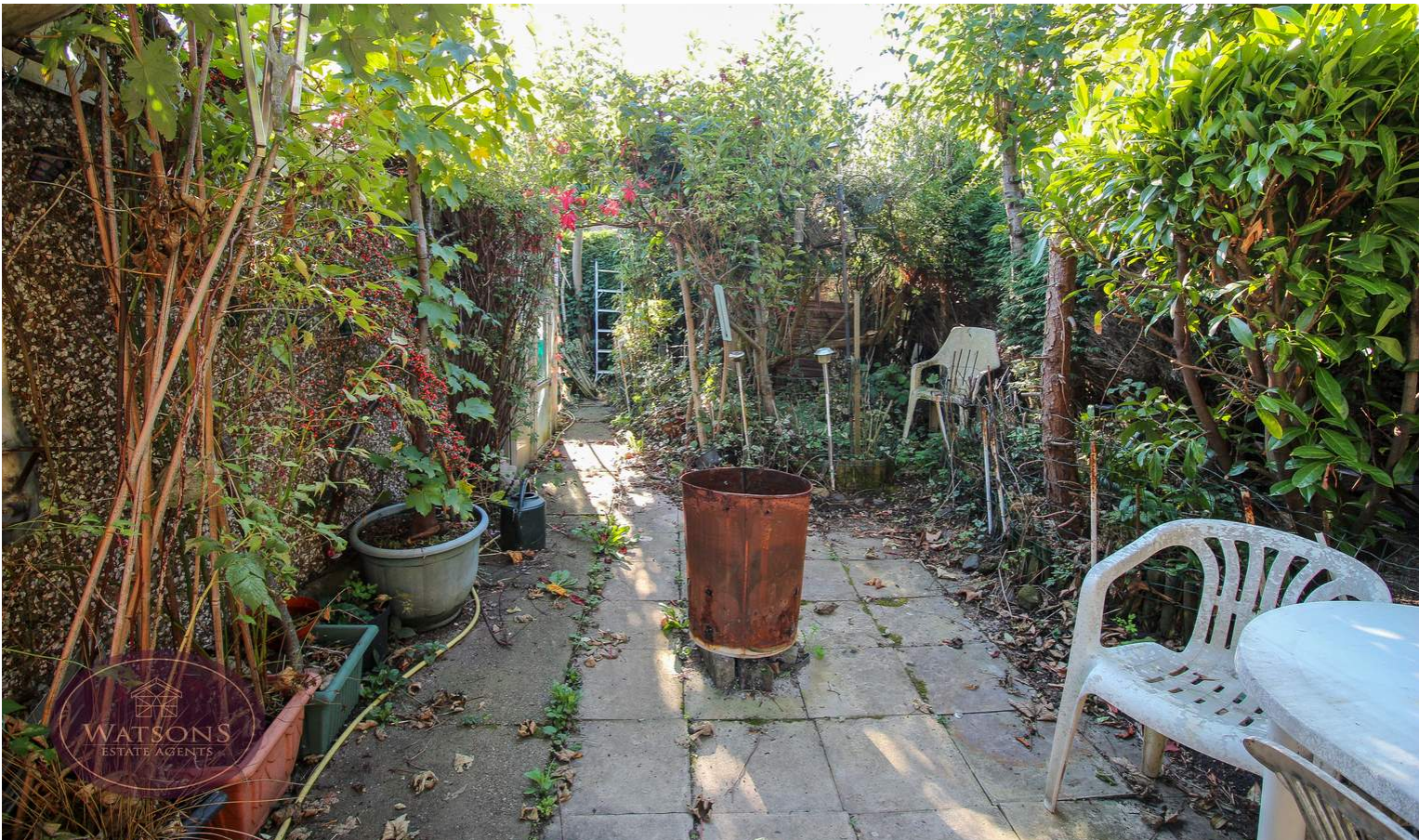
Kirby Close, Newthorpe, NG16 3QP

Offers Over £150,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	76
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

want to view?  
Call us on 0115 938 5577  
Our lines are open 8am - 8pm  
7 Days a week  
or email  
mail@watsons-residential.co.uk  
Ref - 29375011

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



- Semi Detached Home
- No Upward Chain
- Three Bedrooms
- Dining Lounge
- Fitted Kitchen
- Three Piece Family Bathroom
- Well Established Rear Garden
- Driveway Parking
- Cul De Sac Position
- Ideal For First Time Buyers Or Investors

Our Seller says....

40 Main Street, Kimberley, NG16 2LY  
www.watsons-residential.co.uk

0115 938 5577  
8am-8pm - 7days





\*\*\* ROLL UP YOUR SLEEVES & GET STUCK IN! \*\*\* For those looking for a project this CHAIN FREE, three bedroom semi detached property in Newthorpe is bursting with potential both inside and out. Accommodation in brief comprises; entrance hallway, open plan lounge diner, kitchen, first floor bathroom and three bedrooms. Externally the property sits within a good size plot featuring a driveway, garage and rear garden. Located in Newthorpe, countryside walks are on your doorstep along with easy access into Eastwood Town Centre where you will find a wide range of amenities, retail shops & excellent transport links. Call our team today to arrange your viewing! 01159385577 (OPTION 2).

Ground Floor

Entrance Hall

UPVC entrance door, radiator, stairs to first floor with under stairs storage and door to lounge.

Dining Lounge

6.51m x 3.25m (21' 4" x 10' 8") UPVC double glazed windows to the front and rear, feature fireplace with inset electric fire, two radiators and door to hallway.

Kitchen

2.74m x 2.25m (9' 0" x 7' 5") A range of matching wall and base units with worksurfaces incorporating stainless steel sink & drainer unit. Integrated appliances including oven, electric hob with extractor over, space for fridge freezer, plumbing for washing machine and dishwasher. Vinyl flooring, tiled walls, radiator, uPVC double glazed window to the rear and door to hallway and rear garden.

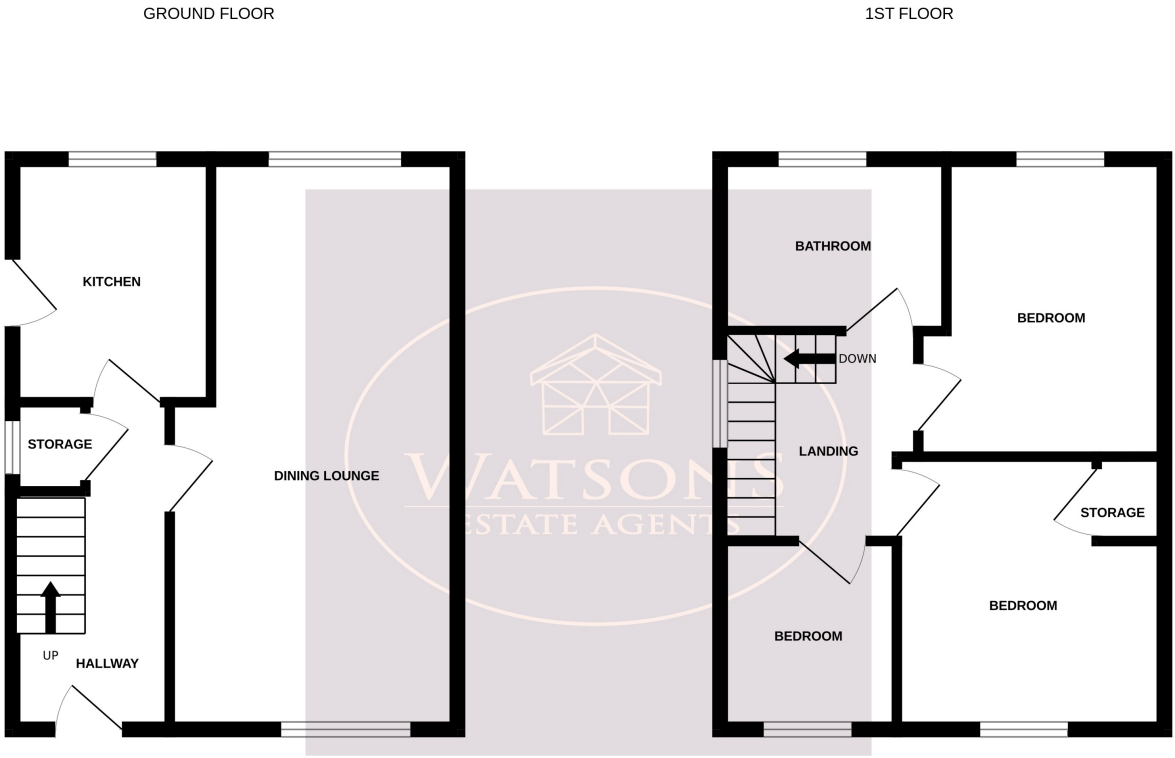
First Floor

First Floor Landing

Access to boarded attic housing combination boiler and doors to all bedrooms and bathroom.

Bedroom 1

3.55m x 2.83m (11' 8" x 9' 3") UPVC double glazed window to the front, fitted wardrobes, storage cupboard and radiator.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Bedroom 2

3.07m x 2.81m (10' 1" x 9' 3") UPVC double glazed window to the rear and radiator.

Bedroom 3

2.67m x 1.81m (8' 9" x 5' 11") UPVC double glazed window to the front and radiator.

Bathroom

White three piece suite comprising wc, vanity sink with storage under and panel bath with electric shower over. Obscured uPVC double glazed window to rear, vinyl flooring, tiled walls and radiator.

Outside

To the front of the property is an inclined driveway leading to wrought iron gates with access to the rear of the property, to the side of the driveway is an area of well established plants and shrubbery and a pathway leading to the entrance door. To the rear of the property is a paved area leading to a timber shed and giving access to a paved patio seating area surrounded by a range of plants and shrubbery.

\*\*\* AGENT NOTE \*\*\*

AGENT NOTE: The seller has provided us with the following information, the combination boiler is located in the loft and is roughly 15 years old, it is unknow when it was last serviced.