



# Lambert & Foster



## 15 KIRBY CLOSE

CRANBROOK | KENT | TN17 3DE

*A modern well presented end of terraced house providing two bedroom accommodation, complemented by a front and rear garden with private off road parking all occupying a quiet cul-de-sac location, within this popular market town. Cranbrook Catchment Area.  
Chain free.*

Offers in Excess of £290,000

FREEHOLD





## 15 KIRBY CLOSE

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15 Kirby Close is a refurbished, well presented modern end of terraced house. The accommodation is arranged over two floors and includes a canopy porch with storage cupboard, hallway, recently fitted kitchen with base and eye level cupboards, drawers, work tops, a Zanussi oven, hob and extractor fan, space for washing machine and fridge/freezer. Under stair storage area with space for a desk. Lounge/dining area with patio doors into the garden. Newly laid laminate flooring through the hallway, kitchen and lounge/dining area.

Arranged over the first floor are two bedrooms, bedroom one with aspect to the rear, bedroom two with aspect to the front with space for a potential built in wardrobe. Bedrooms, hall and stairs have newly laid carpets. A newly fitted shower room fitted with white suite and cubicle shower.

Outside, walled front garden and large off-road parking area. The rear garden comprises a paved patio and lawn enclosed by newly fitted wooden close board fencing with a side gate entrance providing access to the garden.



- Total floor area approximately 555 sq ft (50.7 sq m)
- Canopy entrance with storage cupboard
- Entrance hall
- Newly fitted kitchen
- Under stair storage with potential space for a desk
- Lounge/dining room
- Two bedrooms
- Newly fitted shower room
- Gas fired central heating with new boiler
- UPVC double glazing
- Front and rear garden
- Large off road parking area to the front
- Quiet cul-de-sac
- Cranbrook School catchment area
- Chain free

## DIRECTIONS

From our office in Cranbrook proceed down the High Street bearing round into Stone Street, taking the right hand turning into St David's Bridge/The Hill. Continue on past the windmill set up on the left hand side taking the right hand turning into Frythe Way. Take the first turning into Turner Avenue and then shortly after turn left into Kirby Close. 15 Kirby Close will be found at the end of the cul-de-sac on the right.

## GENERAL

**Tenure:** Freehold

**Services:** Mains electricity, water, gas and drainage

**Local authority:** [www.tunbridgewells.gov.uk](http://www.tunbridgewells.gov.uk)

**Council tax:** Band B **EPC:** C

## VIEWING

By appointment only.

**Cranbrook Office:** 01580 712888.



## FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

### 15 Kirby Close, Cranbrook, TN17 3DE

Approximate Area = 546 sq ft / 50.7 sq m

Outbuilding = 9 sq ft / 0.8 sq m

Total = 555 sq ft / 51.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Lambert & Foster Ltd. REF: 1116768

## PROPERTY PROFESSIONAL FOR OVER 120 YEARS

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Weald Office, 39 High St,  
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#### HYTHE, KENT

Tel. 01303 814 444  
Hillhurst Farm, Stone St,  
Westenhanger, Hythe,  
Kent CT21 4HU

#### WADHURST, SUSSEX

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