

**RUSH  
WITT &  
WILSON**



**9 Kirby Close, Cranbrook, Kent, TN17 3DE.  
£325,000 OIEO Freehold**

**A well appointed two bedroom end of terrace house located within a quiet residential area of Cranbrook positioned just 0.5 mile from the High Street's popular amenities. Accommodation comprises a spacious 16ft main living room, well lit and newly installed shaker style kitchen / breakfast room with sliding doors to the rear gardens. To the first floor offers a generous master bedroom and further good-sized double bedroom each with built in wardrobes complimented by a stylish and contemporary style shower room suite. Outside enjoys a recently landscaped, low maintenance and private rear garden with large Indian Sandstone paved seating area with decorative aggregate borders complete with garden shed and summerhouse. To the front offers a gated parking bay and integrated single garage. Cranbrook town offers a range of boutique shops, cafes, restaurants and public houses including The George Hotel. The property is conveniently positioned to Cranbrook School and located just 6.2 miles from Staplehurst mainline station. Cranbrook school catchment area.**



**Front**

Gated parking bay to side elevations via high level gates to front, further gate to rear garden, PIR lighting, single garage with manual up and over door to front, front garden enclosed by low level brick wall accessed via wrought iron pedestrian gates, planted shrub borders and specimen Camelia, raised brick bed with specimen Acer tree, entrance porch accessed via part-glazed external door.

**Entrance porch**

7'3 x 6'2 (2.21m x 1.88m)

Part-glazed front door, window to front and side aspects, timber wall and ceiling panelling, oak effect vinyl flooring, ceiling lights, internal part-glazed door to main living room, cupboard housing the electric meters, power point.

**Living room**

16'5 x 13'6 (5.00m x 4.11m)

Engineered Oak flooring, turned carpeted staircase to first floor accommodation with cupboard below, window to front aspect with radiator below, open access to kitchen / breakfast room to rear, variety of power points, TV point, pendant lights, phone point.

**Stairs and landing**

Carpeted staircase with timber balustrade, access panel to loft over with pull down ladder to a part boarded loft space complete with power and light, airing cupboard housing the hot water tank complete with slatted shelving,

**Kitchen / breakfast room**

16'4 x 8'2 (4.98m x 2.49m)

Open access from living room, engineered Oak flooring, UPVC sliding doors and window to rear aspect, space for table and chairs, radiator, pendant lighting, dark timber effect Flotex flooring to kitchen end hosting a variety of matching base and wall units with sage green shaker style doors beneath oak effect laminated counter tops, inset composite basin with drainer and tap, integrated tower fridge / freezer, eye level LAMONA oven with pull out warming draw below, adjacent larder cupboard, tile splashbacks and a variety of above counter level power points with USB ports, inset five ring gas burner with stainless steel extractor canopy with light over, soft closing pan drawers, wall unit housing the newly installed Viessmann gas boiler.

**Shower room**

7'2 x 6' (2.18m x 1.83m)

Internal door, carpeted flooring, obscure window to rear aspect, marble effect wall tiling, chrome heated towel rail, wall mounted LED lit sensor mirror, ceiling downlights and extractor fan, combination vanity unit with push flush WC, variety of cupboards via contemporary style doors, counter top basin with marble effect laminated counter top, large corner shower enclosure with marble effect wall tiling and Mira 360 shower mixer with large rainfall head and digital controls.

**Bedroom 2**

12'2 x 10' (3.71m x 3.05m)

Internal door, carpeted flooring, window to rear aspect with radiator below, range of built in wardrobes via painted shaker style doors complete with hanging rails and cupboards over, light, power points, phone point.

**Bedroom 1**

14'4 x 9'7 (4.37m x 2.92m)

Internal door, carpeted flooring, two windows to front aspect each with radiators below, light with dimmer controls, power points, range of built in wardrobes via mirrored doors complete with hanging rails and shelving over.

**Rear garden**

Private and level rear garden with large Indian sandstone paved terrace led from the rear elevations providing a delightful alfresco dining space, garden enjoys a east facing orientation enclosed by close board fencing, external lighting, external stable door to garage, low level gate to gated parking bay, decorative plumb slate chippings with sleeper edged borders, specimen conifers, garden shed and summerhouse with power and lighting, high level gate with combination lock providing right of way access for neighbouring houses only.

**Garage**

17' x 8'5 (5.18m x 2.57m)

Manual up and over door to front, external stable door to rear, power points and lighting.

**Gated parking**

19' x 8'1 (5.79m x 2.46m)

High level timber gates to front, parking over hard standing, low level gate to rear garden enclosed by close board fencing.

**Services**

Mains gas central heating system.

Mains drainage.

Local Authority - Tunbridge Wells Borough Council. Band C.

Nearest mainline railway station - Staplehurst 6.2 miles

Cranbrook school catchment area

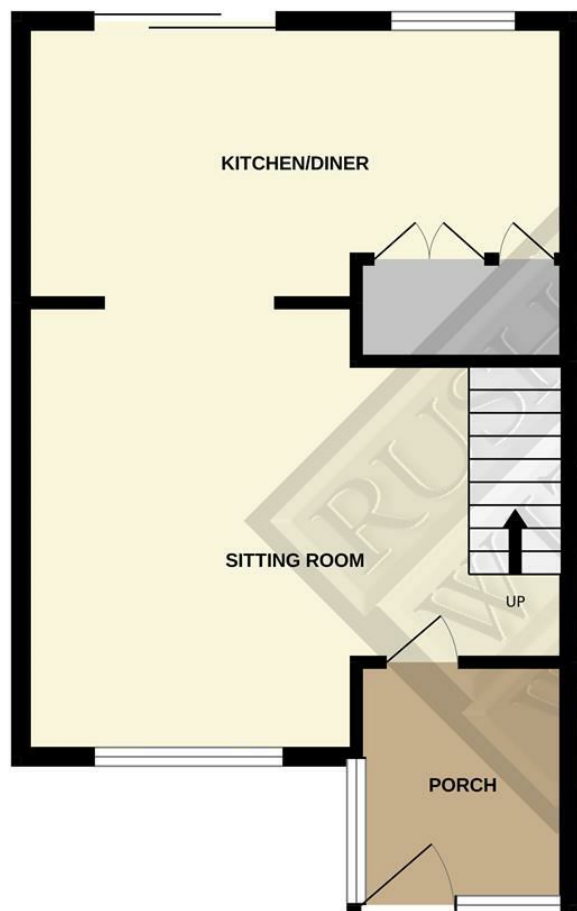
**Agents note**

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

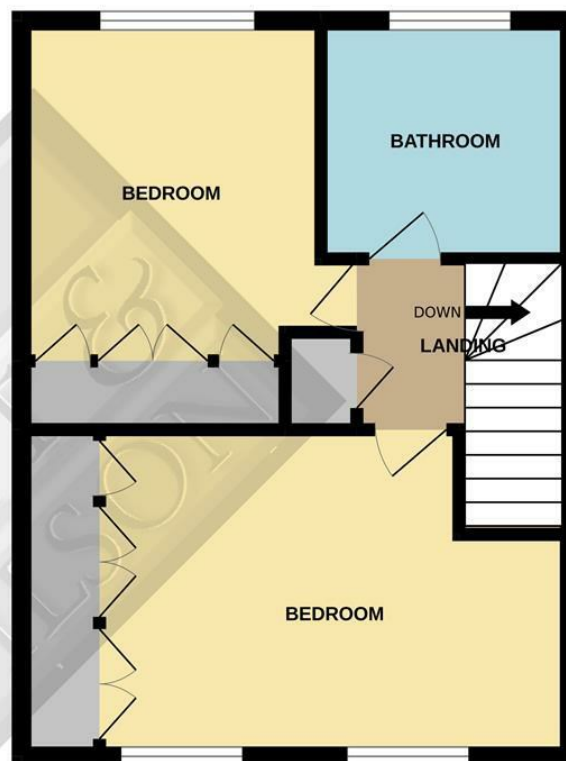




GROUND FLOOR  
389 sq.ft. (36.1 sq.m.) approx.



1ST FLOOR  
361 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA : 750 sq.ft. (69.6 sq.m.) approx.

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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