



*11 Jigginstown Park, Naas, Co. Kildare, W91 EHN5.*

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Naas, Co. Kildare,  
W91 EHN5.***

***A fine 4 bedroomed detached  
property set in a family  
friendly estate off the  
Newbridge Road***

***€655,000***

***Viewing strictly by  
appointment***

***Selling agents  
Sherry FitzGerald O'Reilly***

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Sherry FitzGerald O'Reilly are thrilled to present 11 Jigginstown Park, a fine 4 bedroomed detached property set in a family friendly estate off the Newbridge Road, Naas. This is the perfect home for a growing family, offering an abundance of space both inside and out. The property has been thoughtfully extended and meticulously cared for over the years, and it features a significant rear extension that serves as an impressive, open-plan living area.

Jigginstown Park is conveniently situated within a short walk of bustling Naas town centre with its many boutiques, bars and restaurants, theatre and sporting facilities. This superb home enjoys close proximity to local schools, leisure centre, playground, canal walks, retail parks and the M7 motorway interchange.

The well-proportioned accommodation in this superb property comprises entrance hall, sitting room, study, living/dining/kitchen, utility room, guest wc. Upstairs 4 bedrooms with one en-suite and family bathroom. Outside – steel shed, covered pergola and side shed.

## Accommodation

Entrance Hallway 4.46m x 1.9m (14'8" x 6'3"): This is a bright and welcoming hallway laid with a wide plank laminate oak floor, and carpet to stairs.

Sitting Room 5.21m x 4.07m (17'1" x 13'4"): The elegant south-facing sitting room is full of light, with a lovely large window overlooking the green area to front. It features a granite fireplace with a classic wooden surround and a gas inset fire. Finished with durable oak laminate flooring, the room flows seamlessly through double doors into the dining area.



**Study** 3.44m x 2.66m (11'3" x 8'9"): This is a versatile room which could be used as a fifth bedroom. It has a laminate oak floor and is fitted with a radiator cover and shelving.

**Guest WC** 2.09m x 0.77m (6'10" x 2'6"): With wash basin, wc, and quality tiling to floor and walls.

**Study** 3.44m x 2.66m (11'3" x 8'9"): This is a versatile room which could be used as a fifth bedroom. It has a laminate oak floor and is fitted with a radiator cover and shelving.



**Living Room/Dining Area** 10.82m x 6.21m (35'6" x 20'4"): In 2021, the kitchen and dining room were reimagined as an expansive, light-filled living hub. It is a glorious space, full of light with windows above and all around and French doors to the patio. High levels of insulation in the walls and floor and vast amounts of sunlight, combined with the heat of the Termatech wood burning stove ensure this is a warm relaxing place.

**Kitchen** 3.85m x 2.72m (12'8" x 8'11"): The well-appointed kitchen features Shaker style cabinets and drawers with a striking marble worktop and matching upstand. It includes a peninsula with seating for casual dining and further storage. Appliances included are a five-ring gas hob with a dedicated wok burner, a double oven and an American style fridge freezer. The practical tiling underfoot in the kitchen transitions to warm oak laminate throughout the living and dining area.

**Utility Room** 2.66m x 1.55m (8'9" x 5'1"): The utility is fitted with a range of shelving and drawers and a countertop. The gas boiler and controls are here, and it is plumbed for a washing machine and a tumble dryer.





## Upstairs

**Landing** 3.14m x 1.4m (10'4" x 4'7"): The landing has a carpet floor, hotpress off (with new shelving, tank and immersion) and access to floored attic via the ladder stairs.

**Bedroom 1** 3.71m x 3.33m (12'2" x 10'11"): This is a generous double bedroom to front, with a carpet floor and a selection of Sliderobes offering lots of storage.

**En-Suite** 1.85m x 1.6m (6'1" x 5'3"): The en-suite comprises wc, Wash basin and corner shower fitted with Mira electric shower including a rainfall head. The floor and walls are tiled.

**Bedroom 2** 3.71m x 3.29m (12'2" x 10'10"): This is a sizeable double bedroom with rear view. It has a carpet floor, tv point and a range of fitted wardrobes.

**Bedroom 3** 2.72m x 2.71m (8'11" x 8'11"): This is a double bedroom to rear, with built in wardrobes and carpet laid to floor.

**Bedroom 4** 3.06m x 2.7m (10' x 8'10"): Bedroom 4 is a single sized room to front, with built in wardrobes, drawers and shelving unit.







## Special Features & Services

- Built in 1998 and extended in 2021.
- Extends to a generous 171m<sup>2</sup> of accommodation
- Wonderfully spacious family friendly home, located at the end of a very safe cul-de-sac.
- Natural gas zoned heating with new boiler in 2021 plus new immersion and radiators in hall, sitting room and extension.
- All carpets, curtains, blinds, listed appliances and light fittings included.
- uPvc double glazed windows to front and triple glazed windows to sides and rear – replaced in 2021, plus composite front door.
- Solid oak interior doors.
- Fitted alarm system, security lighting and cameras, coded access gates to both sides.
- Overlooking green area.
- Low maintenance exterior.
- Cobblelock driveway with off street parking for 3 cars and Zappi EV charger.
- Landscaped west facing garden to rear with stone resin surface, shrub filled raised beds and heated pergola.
- Both steel shed and lean to shed for storage.
- Six outdoor sockets to rear plus pergola and shed sockets.
- Upvc soffits and fascia.
- Extra insulation to floored attic.
- All downstairs flooring updated in 2021.
- A short walk to the centre of Naas town with its array of shops, boutiques, restaurants, theatre, hospital and many sporting facilities.
- Within walking distance of many Naas schools both primary and secondary.
- Perfect location for canal towpath walks and close to leisure centre, playing fields, skatepark and playground.
- Easy access to the N7/M7 Junctions 9A and 10.
- Just a ten-minute drive to the commuter rail station in Sallins with trains to Dublin city centre and the Docklands.



## Outside

To front the cobble lock drive accommodates three cars and includes a Zappi electric car charger. A copper beech hedge lies to front, and beds are filled with agapanthus and windmill palm. There are security coded gates to both sides giving access to the rear garden. One is covered, creating a large side shed (7.9m x 2m) with lighting and sockets.

The west facing rear garden is a beautifully landscaped, low-maintenance retreat surfaced in golden stone resin. It features built-in seating and raised beds filled with a variety of plants and roses such as Pieris, Hebe, Viburnum and varied Japanese maples. A "Tranquil Spills" water feature adds to the ambiance of the space. The covered pergola (3m x 2m) is the perfect spot for year-round outdoor entertaining, with electric heating, lighting and sockets. The Clane steel shed (3m x 2.47m) offers sockets, lighting and a fridge freezer.

### Directions W91 EHN5

From North Main Street Naas, take the Newbridge Road R 445. Follow the road, pass the Kildare County council offices on the left, the Town House Hotel and a thatched cottage on the right, and take the next right turn into Jigginstown Park. Take the first left and number 11 will be the last house on the right-hand side.





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