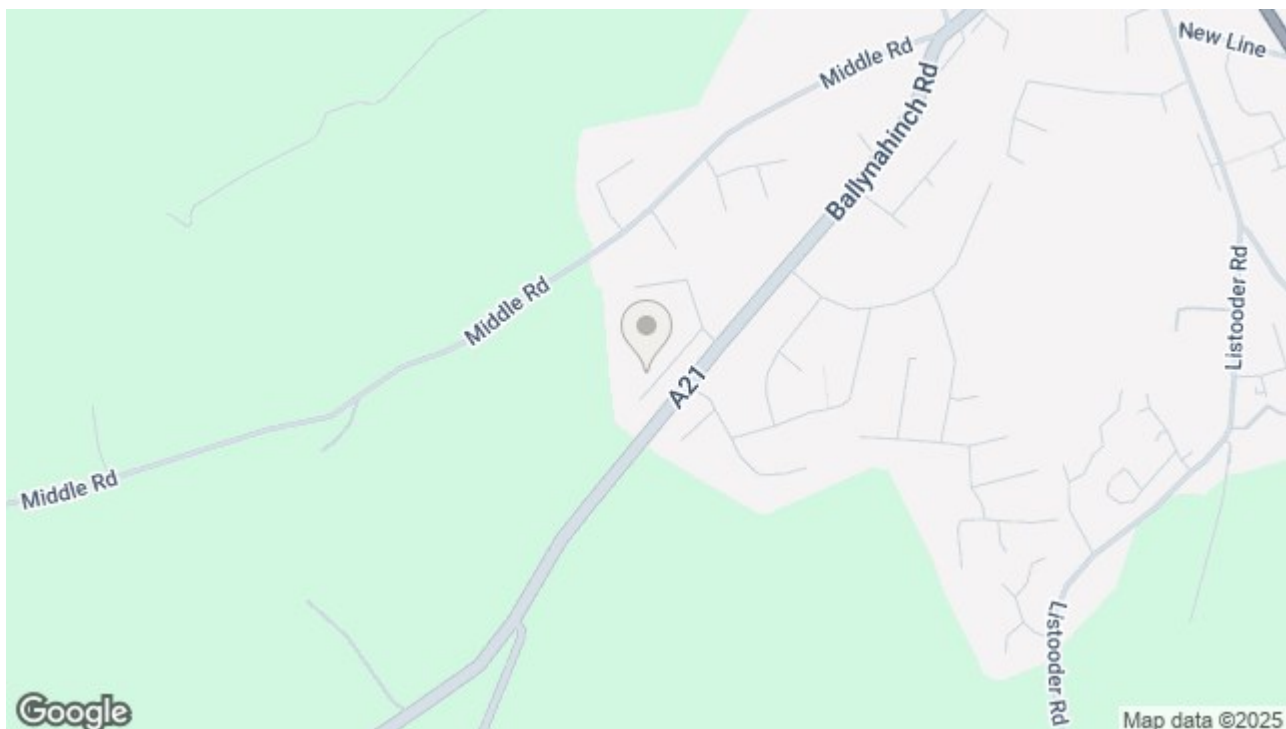




24 KIRKWOOD PARK, SAINTFIELD, BT24 7DP



OFFERS AROUND £349,950

Beautiful Detached Home in Sought-After Kirkwood Park, Saintfield

Located in the highly desirable and rarely available Kirkwood Park development, this spacious detached residence offers an exceptional opportunity for those seeking a family home in a prime Saintfield location. Within easy walking distance of the village and convenient for commuting, the property enjoys a peaceful setting with a lovely rural outlook to the rear.

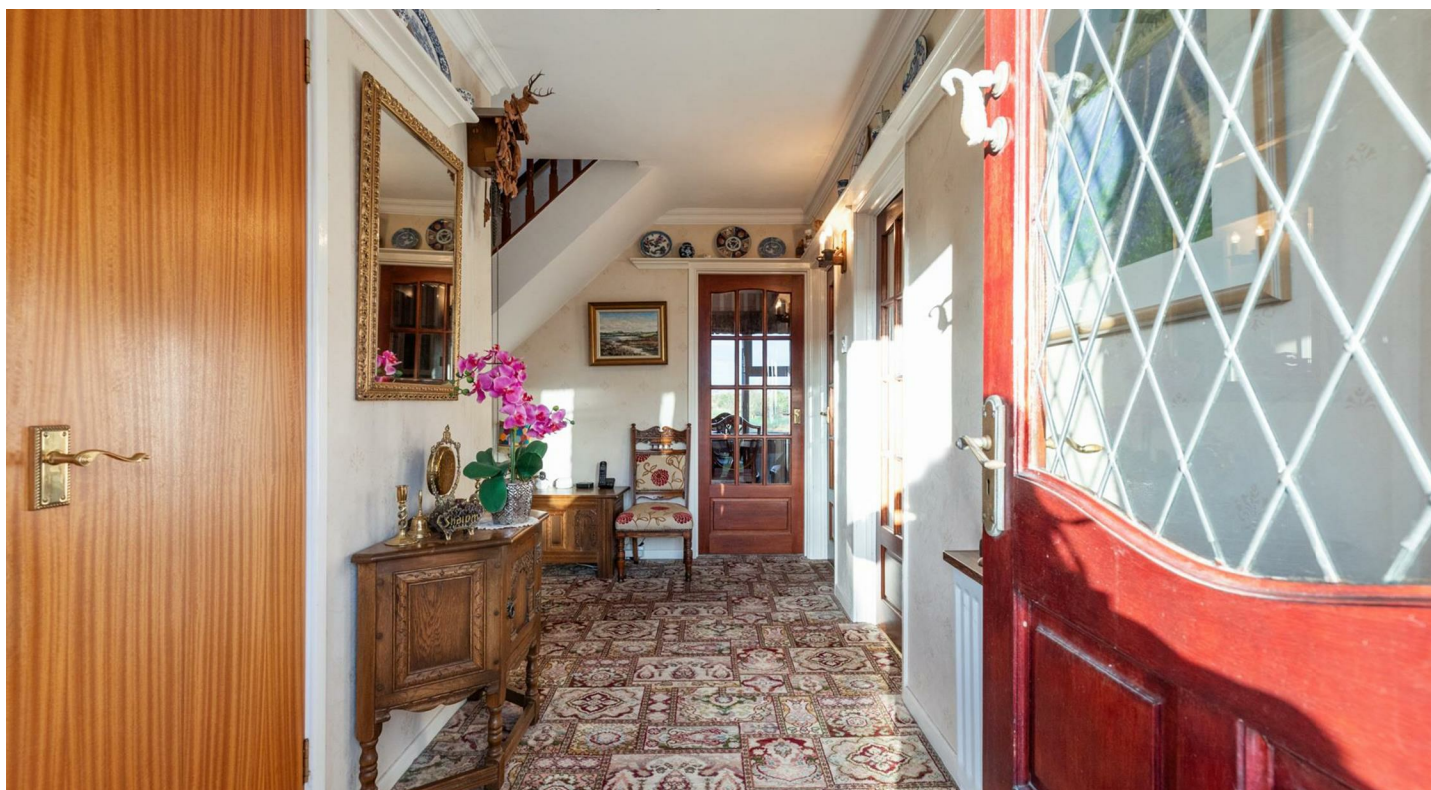
Inside, the accommodation is generous and versatile. The ground floor has three reception room and includes a bright living room, a well-proportioned kitchen with dining area, a separate dining room, a useful utility room, a shower room, and an additional sitting room ideal for family relaxation or use as a home office or playroom. There are also two good sized bedrooms on the ground floor.

Upstairs, there are two large bedrooms along with a family bathroom, providing ample space for modern family living.

The house also benefits from an attached garage and a basement beneath the property, offering excellent storage along with full fibre broadband and oil fired central heating.

Outside, the gardens are a real feature. With mature planting to the front and a spacious rear garden backing onto open countryside, the outdoor space provides both privacy and scenic views. A powered garden shed adds further practicality.

While the property would benefit from some modernisation, it presents a fantastic opportunity to create a superb family home in one of Saintfield's most sought-after areas—where homes seldom come to the market.



At a glance:

- Detached House
- 4 Bedrooms
- Three Reception Rooms
- Lawned Gardens to front and rear
- Easy access for commuting to Lisburn and Belfast
- Garage
- Bathroom and Shower Room
- Kitchen / Dining and Formal Dining Room; Separate Utility Room
- Popular and Convenient Location
- Great location

Entrance Hall

13'7" x 18'7"

Wooden glazed front door and side panel window into bright and spacious entrance hall with access to cloakroom and hot press.

Living Room

12'0" x 17'3"

Bright living room with bay window to front. Feature fireplace with marble surround and hearth and wooden mantle. Feature cornicing and ceiling rose.

Kitchen/Dining Room

12'0" x 17'3"

Range of high and low rise units with integrated sink and drainer and tiled splash back. Double electric oven and hob with overhead extractor fan, integrated Neff dishwasher and integrated combination microwave. Space for dining.

Utility Room

5'6" x 11'5"

Range of high and low rise units with integrated stainless steel sink and drainer. Recess for washing machine. Door to rear.

Dining Room

8'5" x 13'0"

Rear facing.

Sitting Room

12'0" x 13'1"

Rear facing. Feature wooden ceiling beams.

Bedroom 1

12'10" x 9'10"

Front facing.

Bedroom 2

9'8" x 10'3"

Front facing.

Shower Room

Suite encompassing low flush W/C, wash hand unit and shower.

Landing

9'8" x 14'3"

Skylight. Storage cupboard.

Bedroom 3

12'10" x 17'9"

Side facing. Built in wardrobes and storage cupboards.

Bathroom

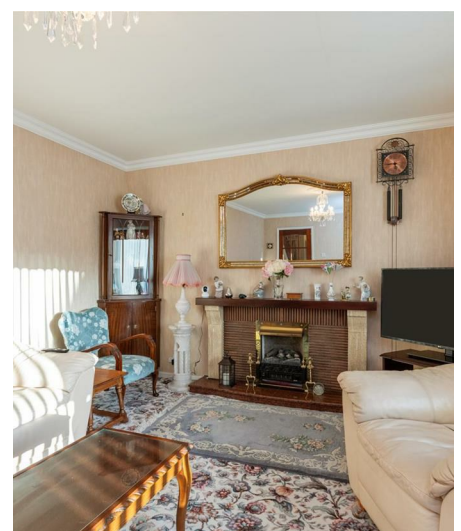
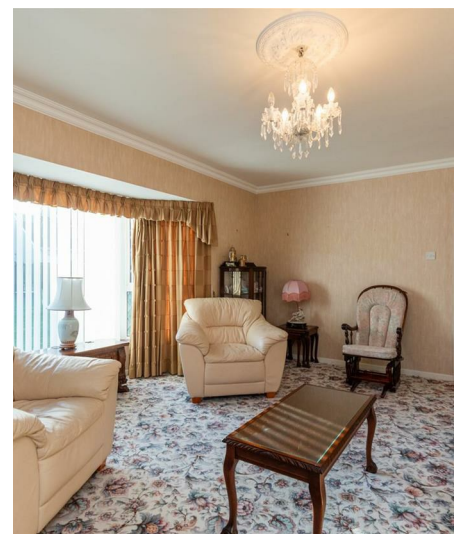
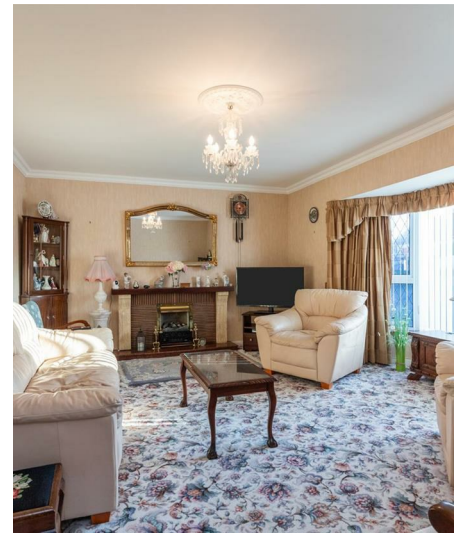
5'10" x 13'11"

Suite encompassing low flush W/C, wash hand basin, bath and bidet.

Bedroom 4

12'10" x 13'10"

Skylight. Into eaves storage.



Garden shed

Garage

Up and over door. Power and light.

Basement

There is a basement below the property for extra storage.

OUTSIDE

Approached via tarmaced driveway with access to garage. Lawned area to front with mature shrubbery. To the rear - lawned area with beautiful countryside views.












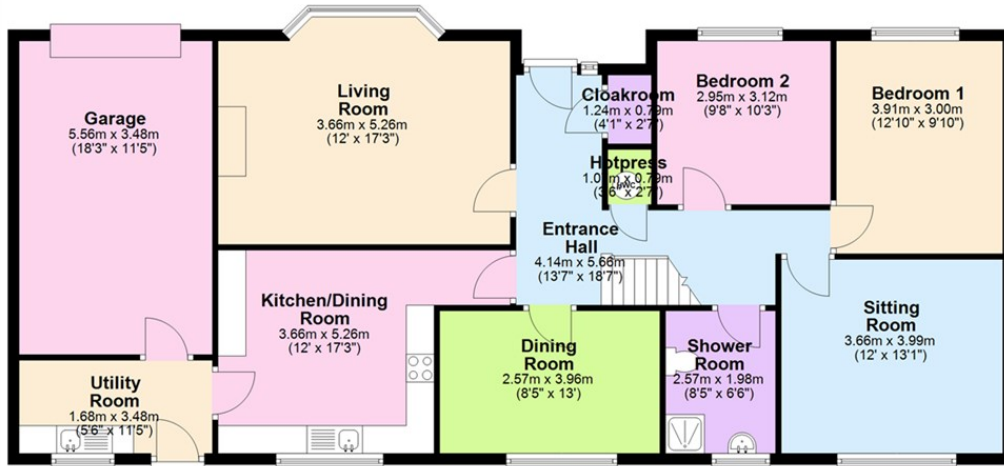






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

Ground Floor





Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 0289 756 1155.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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