

Tim Martin
.co.uk



49 Woodgrange Road
Downpatrick
BT30 8JH

Offers Around
£395,000

www.timmartin.co.uk
Telephone 028 91 878956

SUMMARY

A most attractive detached family residence set on a generous site with gardens surrounding and enjoying an open aspect to the rear.

This spacious family home offers adaptable accommodation to suit a range of family requirements. The ground floor provides a range of living space including a bright and spacious lounge, separate family room, formal dining room and a study, ideal for those working from home. The kitchen is fitted with a range of units and incorporates a casual dining area, with the added convenience of a separate laundry room. The first floor comprises four excellent bedrooms, with the principal bedroom benefiting from an en suite shower room and a family bathroom.

Externally, the property is approached by a gravelled driveway leading to a detached garage. The gardens are laid in lawns benefit from open aspect to the rear.

The property is a short drive from Downpatrick and enjoys a wide range of local amenities including sports clubs, boutiques, eateries and leisure facilities. There are also many beautiful countryside walks in the surrounding area, including the Quoile River and Castle Ward.. A good selection of well-regarded primary and secondary schools are within commuting distance, making this an ideal location for families.

FEATURES

- Impressive Detached Family Home
- Lounge, Family Room, Dining Room and Study
- Kitchen with Casual Dining and Separate Laundry Room
- Four Well Proportioned Bedrooms with Principal En Suite
- Generous Family Bathroom
- Oil Fired Central Heating and Double Glazing in White uPVC Frames
- Detached Double Garage
- Gardens Surrounding the Residence with Open Aspect to the Rear

Entrance Hall

Glazed composite entrance door with matching sidelights; ceramic tiled floor; telephone connection point; pine tongue and groove ceiling with spotlights.

WC 5'5 x 4'10 (1.65m x 1.47m)

White suite comprising low flush WC; pedestal wash hand basin; part tiled walls; ceramic tiled floor.

Lounge 12'9 x 17'1 (3.89m x 5.21m)

Embossed cast iron fireplace with matching carved surround; black granite hearth; TV aerial connection point; corniced ceiling with matching centre ceiling rose.

Family Room 16'1 x 11'11 (4.90m x 3.63m)

Grey and pink granite fireplace with matching hearth; mahogany carved fire surround; glazed double patio doors to side patio and garden; TV aerial connection point; wired for wall lights; wood laminate floor.

Cloak Room 5'5 x 4'10 (1.65m x 1.47m)

Pine tongue and groove ceiling; ceramic tiled floor.

Kitchen / Dining Room 16'9 x 9'10 (5.11m x 3.00m)

Excellent range of high and low level cupboards and drawers with feature glazed display cupboards and wine rack; formica worktop incorporating 1½ tub single drainer ceramic sink unit with swan neck mixer tap; Hotpoint double electric oven; Stoves 4 ring ceramic hob with stainless steel extractor fan and light over; space and plumbing for dishwasher and American fridge / freezer; matching breakfast bar; ceramic tiled floor; telephone connection point.

Laundry Room 8'7 x 6'2 (2.62m x 1.88m)

Good range of high and low level cupboards; formica worktop incorporating single drainer stainless steel sink unit with mixer taps; space and plumbing for washing machine and tumble dryer; tiled floor; door to rear garden; oil fired boiler.

Study 13'6 x 8'9 (4.11m x 2.67m)

Wood laminate floor.

Dining Room 15'3 x 10'2 (4.65m x 3.10m)

Open Threaded Staircase to Galleried Landing

Twin Velux ceiling windows; linen cupboard.

Bedroom 1 15'4 x 11'10 (4.67m x 3.61m)

Maximum Measurements

TV aerial connection point.

Bedroom 2 15'3 x 11'10 (4.65m x 3.61m)

Maximum Measurements

Bathroom 12'10 x 8'3 (3.91m x 2.51m)

Cream suite comprising corner jacuzzi bath; vanity unit with wash hand basin and cupboards under; low flush WC; tiled shower cubicle with Gainsborough SV700 electric shower and telephone shower attachment; etched glass shower door and side panel; tiled walls; extractor fan.

Bedroom 3 17'2 x 10'7 (5.23m x 3.23m)

TV aerial connection point.

Principal Bedroom 13'7 x 12'10 (4.14m x 3.91m)

Minimum Measurements

Range of built in wardrobes with clothes rails, shelving and drawers; matching twin bedside cupboards and drawers; TV aerial connection.

En-suite Shower Room 13'2 x 5'2 (4.01m x 1.57m)

White suite comprising quadrant tiled shower cubicle with Mira Jump electric shower; glass sliding shower doors and side panels; pedestal wash hand basin; low flush WC; part tiled walls; Velux ceiling windows; extractor fan.

Stone Driveway

Providing generous parking and leading to:-

Detached Double Garage 20'9 x 20'7 (6.32m x 6.27m)

Twin roller doors; light and power; glazed pedestrian door.

Gardens

Front gardens laid out in lawns with flagged patio area.

Rear gardens laid out in lawns with open aspect to surrounding countryside; gravelled storage area; oil storage tank.

South facing side garden laid out in lawn with raised concrete patio are ideally positioned to enjoy the sun all day round and the superb countryside views.

Tenure

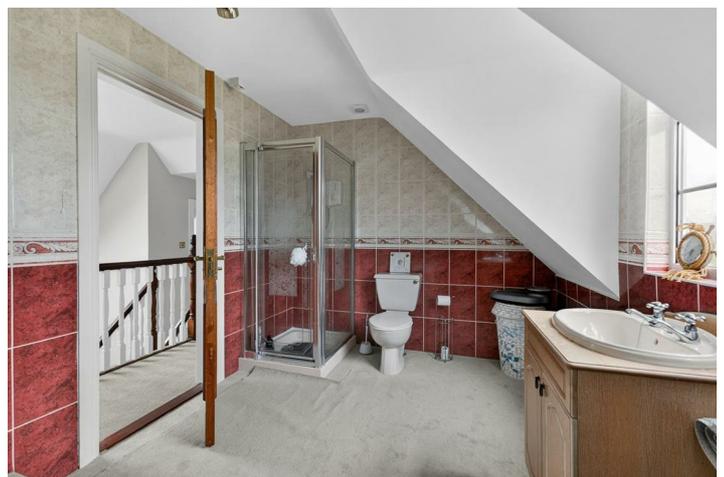
Freehold

Capital / Rateable Value

£210,000. Rates Payable = £2,133 Per Annum (Approx)











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	60	74
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Saintfield
 1B Main Street, Saintfield, BT24 7AA
 T 028 97 568300

Comber
 27 Castle Street, Comber, BT23 5DY
 T 028 91 8789596

Tim Martin & Company for themselves and for the vendors of this property have endeavoured to prepare these sales details as accurate and reliable as possible for the guidance of intending purchasers or lessees. These particulars are given for general guidance only and do not constitute any part of an offer or contract. The seller and us as agents, do not make any representation or give any warranty in relation to the property. We would recommend that all information contained in this brochure about the property be verified by yourself or professional advisors. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty will be given as to their condition. All measurements contained within this brochure are approximate. Please contact us prior to viewing the property. If there is any point of particular importance to you we would be pleased to provide additional information or make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.