



Site 7 Birchview Lodge, The Birches, BT62 1WR

£265,000

- Spacious 3-bedroom house
- Built in 2026
- 1,420 sq ft of space
- Close to local amenities
- Two modern bathrooms
- Reception with Wood Burning Stove
- Ideal family home
- Semi Detached Chalet Bungalow
- Located in Birchview Lodge
- Viewing recommended

| 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 | |

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Welcome to Birchview Lodge, a stunning semi-detached house located in the serene setting of The Birches. This modern property, built in 2026, offers a generous living space of 1,420 square feet, making it an ideal family home.

As you enter, you are greeted by a reception room with a wood burning stove, perfect for entertaining guests or enjoying quiet family evenings. The layout is designed to provide both comfort and functionality, ensuring that every member of the household has their own space to relax and unwind.

The house boasts three well-proportioned bedrooms, providing ample accommodation for families or those who enjoy having guests. With two bathrooms, morning routines will be a breeze, allowing for convenience and privacy.

The contemporary design and thoughtful layout make it a perfect canvas for your personal touch. Whether you are looking to settle down in a peaceful community or seeking a modern home with plenty of room to grow, this property is sure to impress.

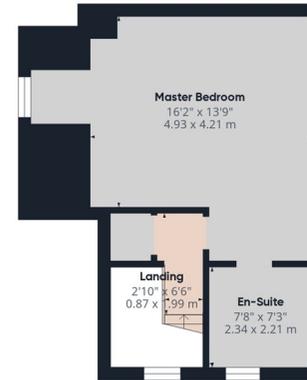
Do not miss the opportunity to make Birchview Lodge your new home. With its prime location and spacious interiors, it is a rare find in today's market. Come and experience the charm and comfort that this delightful property has to offer.







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1440 ft²

133.7 m²

Reduced headroom

6 ft²

0.5 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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