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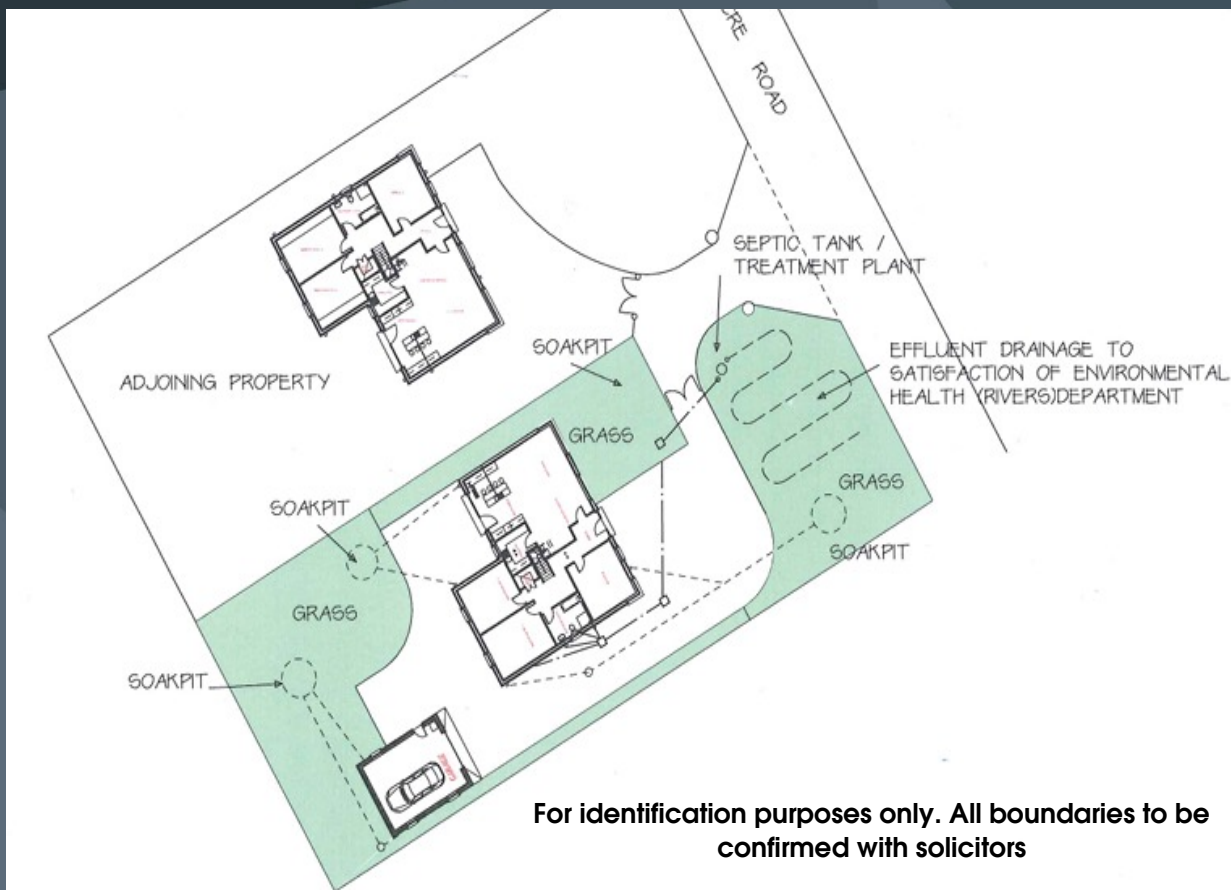
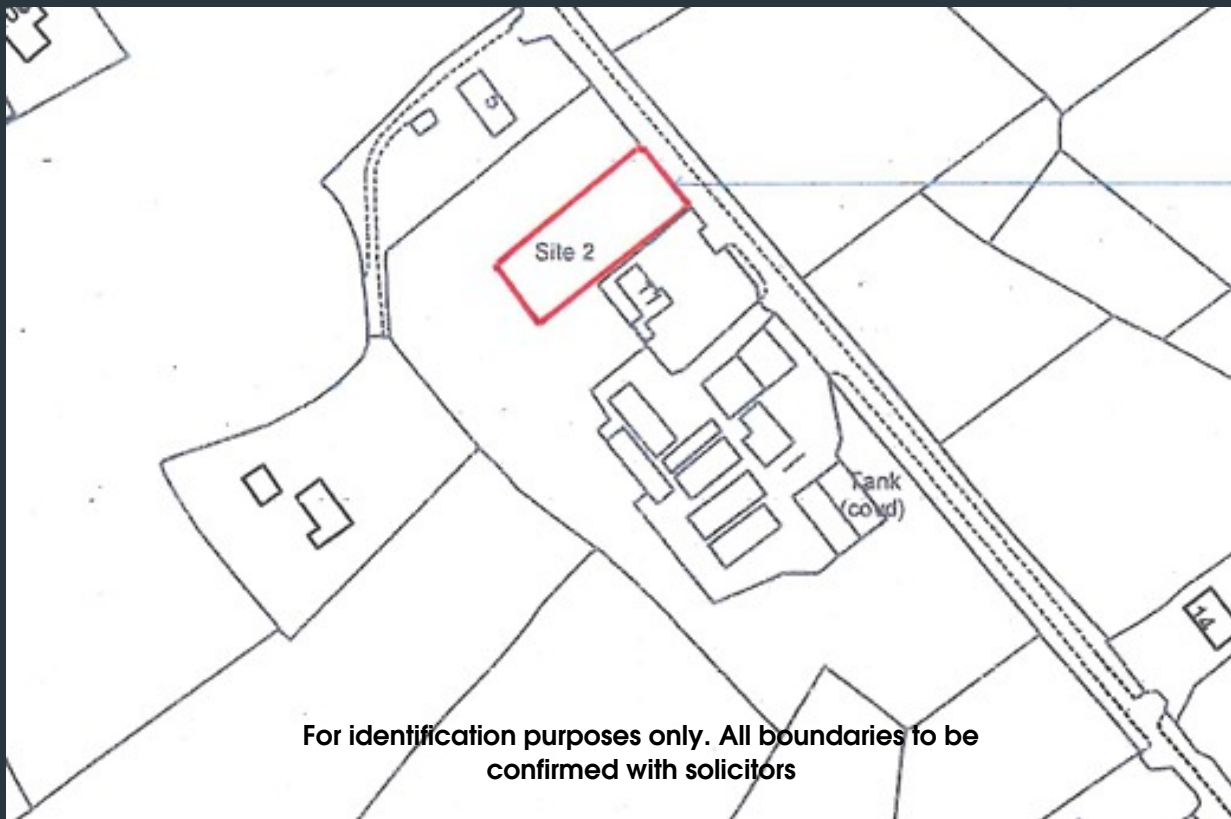
Contemporary New Home **ACRE LANE**  
Waringstown BT66 7SG



Offers around  
**£479,950**



*An exclusive new home by Drumlin Developments Ltd.*

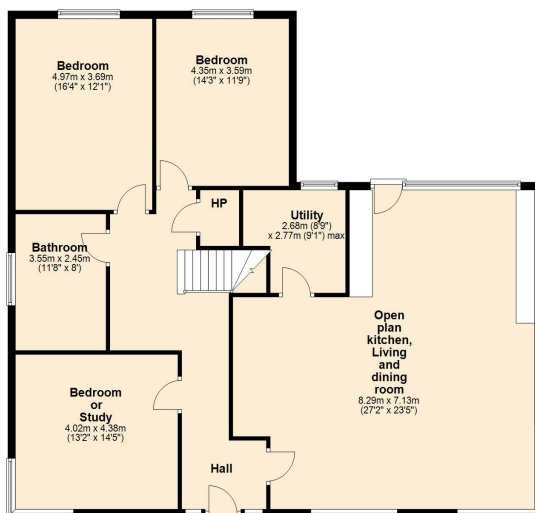
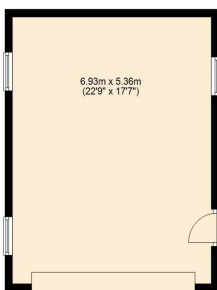


*“....Stunning and elegant contemporary home anchored in a beautiful rural landscape...”*

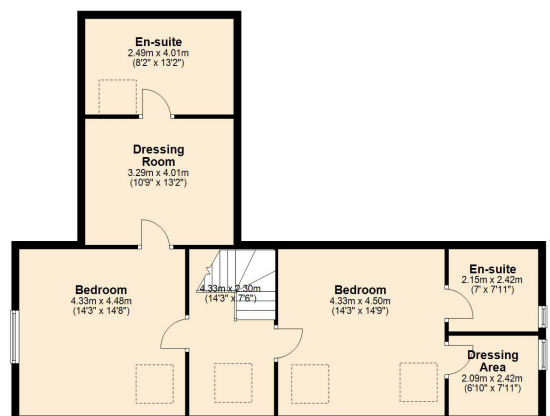


	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> 92 plus	96	96
<b>B</b> 81-91		
<b>C</b> 69-80		
<b>D</b> 55-68		
<b>E</b> 39-54		
<b>F</b> 21-38		
<b>G</b> 1-20		
Not energy efficient - higher running costs		

Ground Floor



First Floor





## Description

A very striking contemporary designed detached country home nestling on a beautiful site on Acre Lane, having very attractive rural views, yet convenient to Waringstown's pretty cricketing village, Banbridge and its A1 Carriageway, Lurgan, Portadown, Bleary and Gilford.

The property will appeal to those seeking a wonderful new build home, having a PC Sum providing a discerning purchaser the privilege of a more personal choice of interior fit out.

The over all standard and quality of finish will be of an exceptional standard by Drumlin Developments Ltd who are synonymous with individually designed bespoke homes.

## Features:-

- Stunning detached contemporary style home with matching detached garage
- Skilfully designed for modern living with an open plan kitchen, living room and dining room
- Spacious hallway with a staircase to the first floor accommodation
- Separate reception room or and additional bedroom if required
- Four bedrooms, master bedroom with a walk through dressing room leading to an ensuite shower room
- Bedroom 2 with an adjoining ensuite shower room and a separate dressing room
- Bathroom on the ground floor
- Separate utility room
- Anthracite PVC double glazed windows including 2 feature corner windows as part of the architectural design
- Oil fired heating system with under floor heating to the ground floor and radiators on the first floor
- Skirting boards and architraves
- Contemporary style interior doors
- PC Sums £25,000 for Kitchen, Sanitary fittings and tiling
- Plain render smooth finished exterior painted white
- Black concrete tiled roof
- Paved patio area to the rear
- Coloured gravel driveway. Entrance pillars
- Post and wire fencing to the rear and close boarded fence to each side to the house and low level fence posts to each side and front
- Gardens levelled and top soiled
- PVC fascia boards and soffetts
- Six year Architect certificate

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Stewart Estate Agents, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. Stewart Estate Agents has not tested any equipment, apparatus, fittings or services and cannot verify that these are in working order.