

9261 2121
stewartestateagents.com

stewart
estate agents



The Enscombe **47 WARINGFIELD AVENUE**

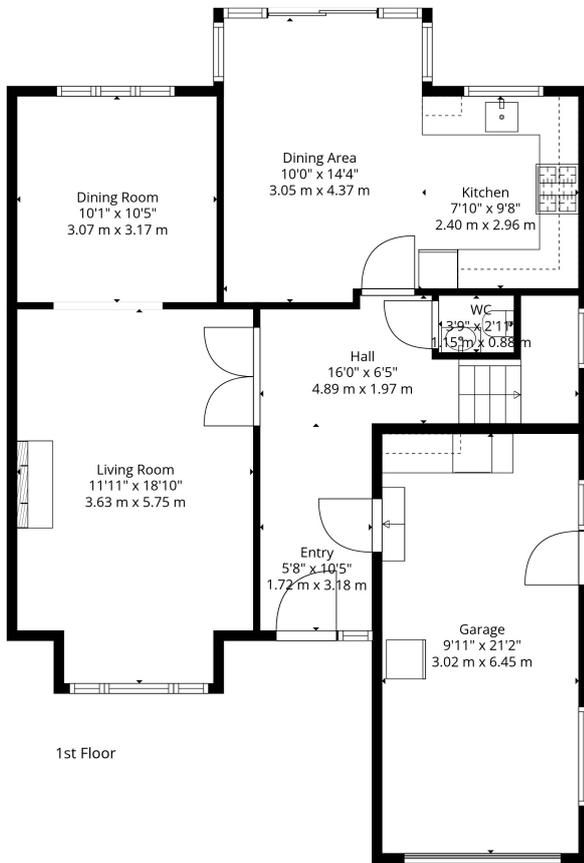
Moira BT67 0FA



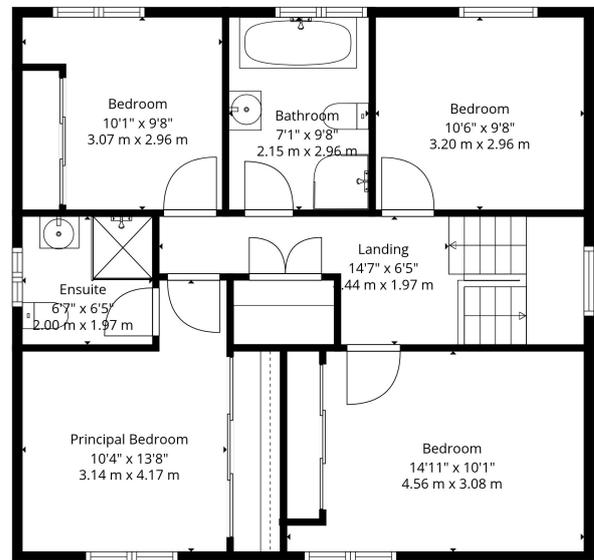
Offers around
£359,950







1st Floor



2nd Floor

TOTAL: 1473 sq. ft, 137 m2
 1st floor: 712 sq. ft, 66 m2, 2nd floor: 761 sq. ft, 71 m2
 EXCLUDED AREAS: GARAGE: 209 sq. ft, 19 m2, WALLS: 141 sq. ft, 13 m2

Sizes And Dimensions Are Approximate. Actual May Vary.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	45 E	
21-38	F		
1-20	G		

Description

Neatly tucked away in a delightful residential cul-de-sac of exclusive homes, this hidden gem is a practically designed detached family home with spacious interior accommodation, wonderfully arranged over two floors. The property enjoys a truly delightful and private setting with spacious gardens to the rear, lovingly created by the present owner who has passionately designed a sensational cottage garden with an extensive variety of seasonal plants and climbers, vegetable garden, neat lawns and patio areas. The property forms part of the ever popular and much admired Waringfield development, situated on the edge of Moira bustling and historic village, with all amenities including primary schools, Demensne, excellent road networks, shops, cafes, bars and restaurants. One to be viewed and not to be missed!

Features:-

- Stylish detached Enscombe home with integral garage
- Four generous bedrooms, master bedroom with ensuite shower room
- Attractive front door and entrance hallway with a split staircase to the first floor accommodation and feature landing window
- Elegant living room with walk-in box bay window, double doors from the hallway and open plan the dining room
- Open plan kitchen with dining and family areas. Bay window with door leading to the rear garden. Beautifully designed country style kitchen with granite work surfaces, Belfast sink and a built-in dish washer. Feature cooking area with an attractive over mantle and inset extractor fan. Space for a free standing range style cooker. Feature tiled floor
- Downstairs cloak room with WC and wash hand basin
- First floor bathroom with a traditional style suite including a free standing roll top bath, WC and pedestal wash hand basin. Separate shower cubicle
- Integral garage with up and over garage door
- Double glazed windows
- Oil fired central heating
- Stunning cottage garden with a wonderful variety of maturing plants, seasonal beds and borders as well as a vegetable area, patio and extensive lawns



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.