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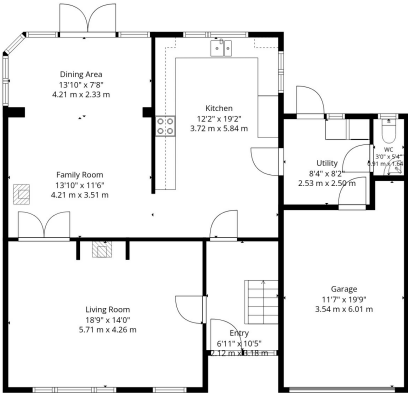
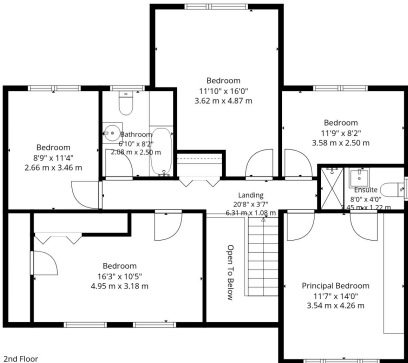


20 HEDINGHAM
Moira BT67 0NW

Offers over
£419,950







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL: 1796 sq. ft, 166 m2
 1st floor: 865 sq. ft, 80 m2, 2nd floor: 931 sq. ft, 86 m2
 EXCLUDED AREAS: GARAGE: 205 sq. ft, 19 m2, UTILITY: 68 sq. ft, 6 m2, OPEN TO BELOW: 45 sq. ft, 4 m2,
 WALLS: 162 sq. ft, 17 m2

Sizes And Dimensions Are Approximate. Actual May Vary.

Description

This truly remarkable detached family home takes full advantage of its prime residential location, within walking distance to Moira's bustling and historic Village whilst having a stunning open countryside view to the rear extending to the Sperrin mountains. Hedingham has access directly into Moira's beautiful Demesne for walks, play park and playing fields and Moira Primary School is positioned close by on the Backwood Road.

The property is beautifully presented having a bright and airy interior for modern living, practically designed and skilfully extended accommodation wonderfully arranged over two floors. The generous gardens to the rear are laid out extensively in manicured lawns with mature boundary hedge at the rear, spacious patio and a good sized driveway and parking areas. All in all, a beautifully extended detached family home on a prime and convenient setting. Viewing a must!

Features:-

- Beautifully extended detached Satram home on a prime and spacious site
- Five generous bedrooms, master bedroom with a modern style ensuite shower room
- Attractive hallway with gallery landing and attractive staircase to the first floor accommodation
- Bright and spacious living room with with a feature fireplace and an inset cast iron stove and glazed panelled doors to the dining and sunroom. Beautifully reclaimed Canadian maple strip floor with under floor insulation
- Good sized open plan dining room and sun room with a feature cast iron stove. Beautifully reclaimed Canadian maple strip floor with under floor insulation. Open plan to the sun room with PVC double glazed double doors to the rear garden
- Kitchen with a generous range of fitted high and low level units finished in a shaker style and has oak work tops. Space for a free standing range style cooker with a stainless steel extractor fan above. 2 built in fridge/freezers. Under floor insulation. Feature radiator
- Separate utility room with fitted units and space for a washing machine. PVC double glazed door to the rear garden. Connecting door to the garage
- Downstairs WC with WC and wash hand basin
- Feature Westex wall to wall flooring in kitchen, utility and WC
- Family bathroom on the first floor with bath, WC and wash hand basin
- Gas central heating
- PVC double glazed windows
- Stunning mature gardens extending to approximately 0.25 acres with neatly manicured lawns to the front and rear, planted mature beds and border and a mature chestnut at the rear. Brick paved driveway and parking areas at the front and side
- Integral Garage with remote control insulated garage door
- 3 pin external socket plus boat/caravan socket
- Garden shed 12' x 8'
- Insulated timber built studio/garden room or home office with light and power



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.