



6 Baronscourt Gardens, Saintfield Road, Carryduff, BT8 8EW

Asking Price £399,950

Baronscourt is a popular residential location, just off the Saintfield Road, Carryduff offering convenience to leading schools both primary and post primary, as well as main arterial routes to Belfast Lisburn and further a field. For the kids, there are excellent facilities from sports clubs for football, GAA and Lets go Hydro within walking distance.

The property itself benefits from a from an extension to the front and rear, transforming the internal accommodation. On the ground floor there is a downstairs w/c, spacious lounge to the front, superb, modern fitted kitchen to the rear and extended living room. From this room access is provided to the former garage that could now be utilised as a home office and utility. Upstairs there are four good sized bedrooms with the principle bedroom benefitting from a walk in dressing area and white bathroom suite with separate shower cubicle.

Outside there is a tarmac driveway with ample parking and an excellent rear garden laid in lawn to rear with additional areas to the side. This is a superb family home in a cul de sac location.

- Extended Detached Family Home
- Two Plus Reception Rooms
- Downstairs w/c
- Contemporary White Bathroom Suite
- Driveway With Ample Parking
- Four Bedrooms, Principle With Dressing Area & En-Suite
- Fantastic Kitchen / Dining To The Rear
- Former Garage / Possible Home Office & Utility
- Gas Heating / Double Glazed
- Superb Enclosed patio & Garden To The Rear

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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		

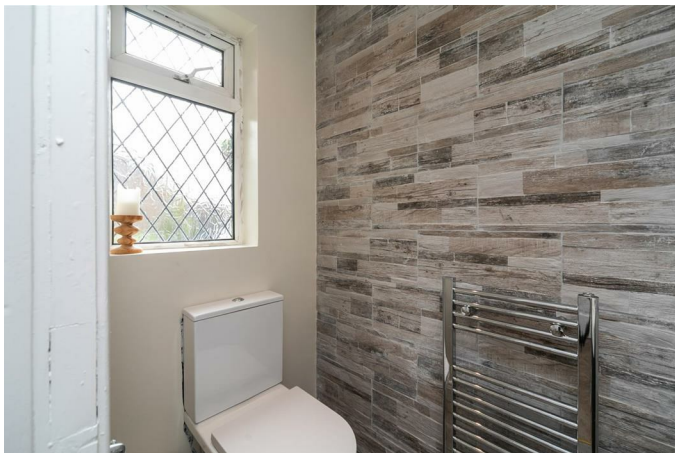
Entrance Hall



Pvc glass panelled front door with glazed side panels to entrance hall.
Laminate flooring. Under-stairs storage.



Down-stairs w.c



Sink unit with mixer taps and storage below. Low flush w.c Heated chrome towel rail.
Tiled flooring. Spot-lights.

Lounge 18'7 x 11'6 (5.66m x 3.51m)



Granite fire-place with marble surround housing an open fire. Laminate flooring.



Shaker Style Fitted Kitchen / Dining 21'0 x 12'7 (6.40m x 3.84m)



At widest points. Range of high and low level built-in units, glazed cabinets, Quartz worktops with matching splash back, stainless steel sink unit with Quooker hot water tap. built in hob and double oven, overhead extractor fan, integrated dishwasher. Double doors providing access to rear.





Extended Living Room 19'9 x 10'4 (6.02m x 3.15m)



Cast iron fireplace with wooden surround, housing coal effect gas fire. Double pvc doors to garden.



Access to Utility Area
Housing gas boiler.

Home office (former garage) 11'9 x 10'2 (3.58m x 3.10m)



Sink unit. Laminate flooring.



First Floor



Bedroom One 19'5 x 10'8 (5.92m x 3.25m)



Measurement includes dressing area.



Dressing area



Sliding doors provide access to dressing area fully fitted with robes and drawers . Spot-lights.

En-suite



Large walk in shower cubicle with Mira Sport shower unit, glazed partition, wash hand basin with mixer taps, low flush w.c Pvc walling and ceiling.

Bedroom Two 10'1 x 8'1 (3.07m x 2.46m)



Bedroom Three 10'1 x 8'1 (3.07m x 2.46m)



Bedroom Four 13'0 x 10'0 (3.96m x 3.05m)



Laminate flooring.

White Bathroom Suite



Comprising panelled bath with mixer taps and hand shower, separate shower cubicle with chrome shower unit, pedestal wash hand basin with mixer taps, low flush w.c part tiled walls. Tiled flooring. Heated chrome towel rail. Storage cupboard that is plumbed for washing machine and tumble dryer.



Landing

Access to the roofspace via fold down ladder.

Outside Front

Tarmac driveway with ample parking.
Front gardens laid in lawns.

Outside Rear

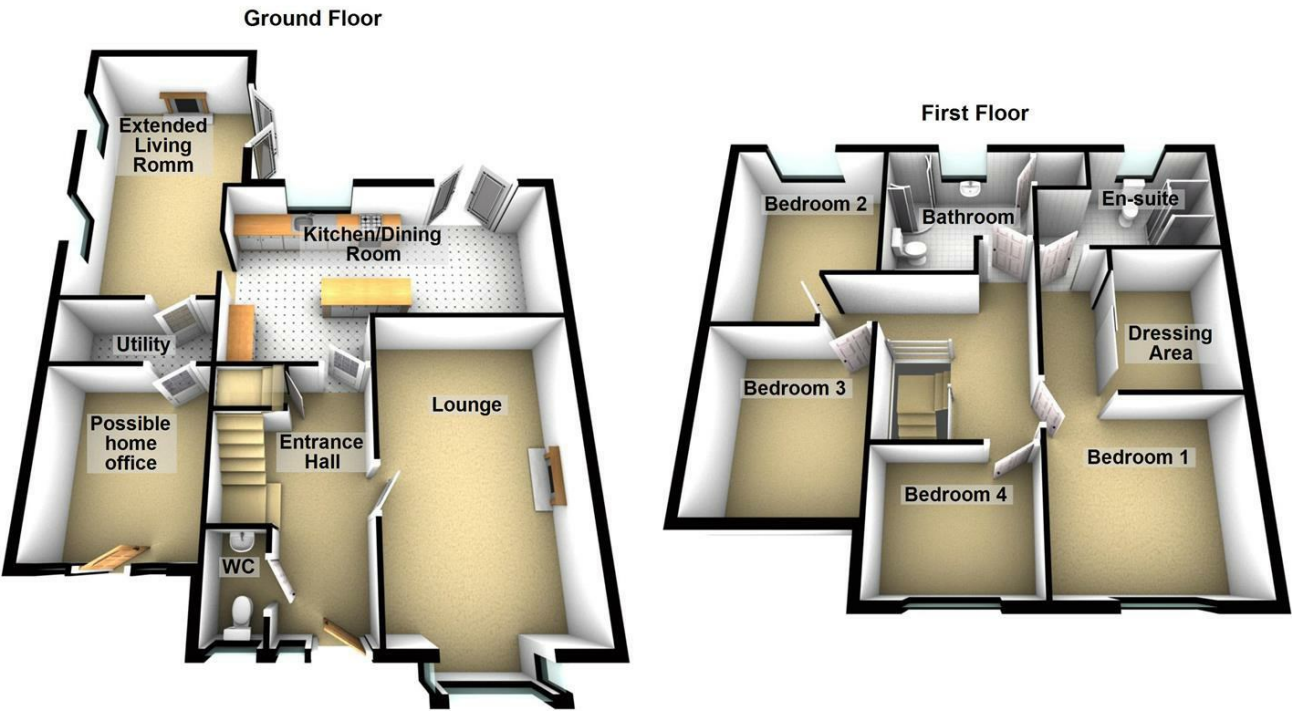


Superb Rear and side garden, south west facing, laid in lawn with a range of trees and shrubs. Bordered by timber fencing. Flagged patio area accessed directly from the kitchen / dining area. to the side fenced off area perfect for a dog run. Garden shed.

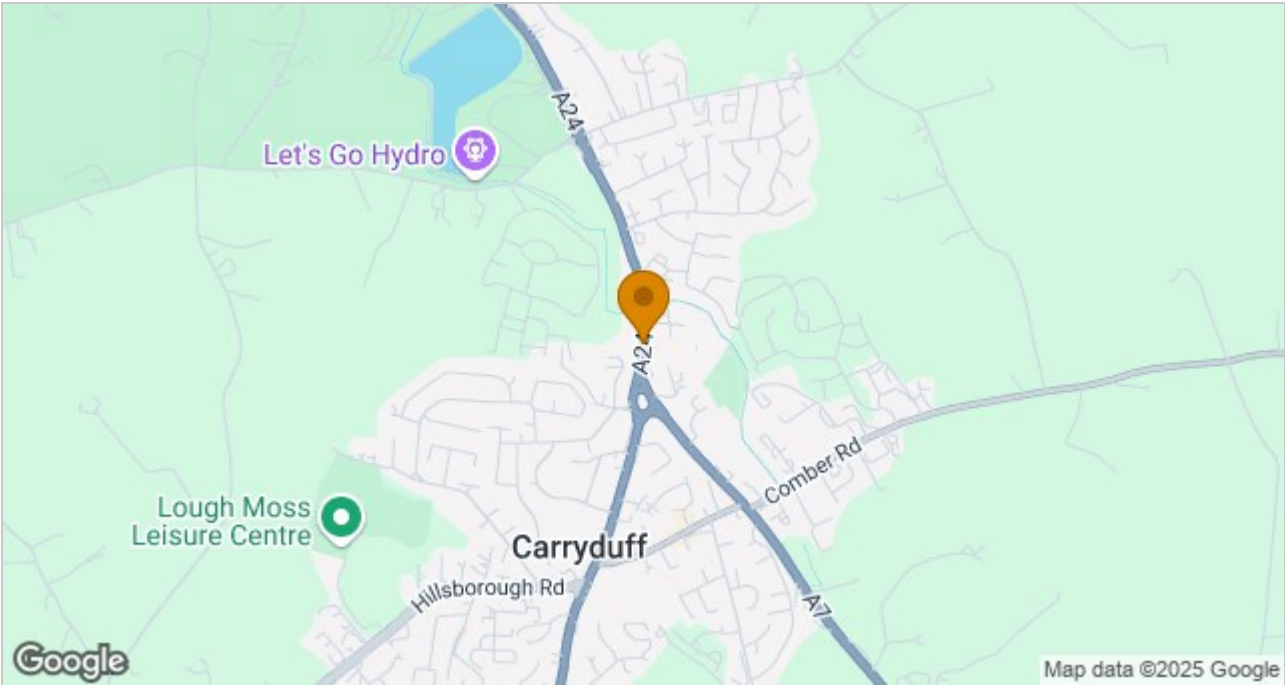




Floor Plan



Area Map



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