



49 Baronsgrange Park, Comber Road, Carryduff, BT8 8LF

Asking Price £489,950

The Baronsgrange development is one of Carryduff's newest and most popular developments of late, with an excellent mix of properties, creating a fantastic family environment! The recently installed footbridge will provide access to the Carryduff park as well as facilitating future links with local greenways and cycle paths

This particular detached home offers spacious accommodation inside and out and comprises four well proportioned bedrooms with master with en-suite and study, great sized lounge and superb kitchen dining / living to the rear of the property. The property also benefits from a downstairs W/C, utility/boot room and a white bathroom suite on first floor.

In addition the property is serviced with gas fired central heating and comes complete with a heat recovery and ventilation system and triple glazing as standard.

Externally there is a driveway to the front with ample parking for several cars a secluded patio area that captures the evening sun, access to the integral garage and enclosed patio and garden to rear.

This is a fantastic entertaining space with a large patio area accessed from the kitchen / dining / living with an additional patio area at the rear of the garden with a wood fired pizza oven.

All in all this is a superb, efficient family home with nothing to do but add your own furniture!

- Recently Constructed Detached Family Home
- Spacious Lounge To The Front
- Downstairs W/C & Utility Room
- Family Bathroom Suite
- Driveway Leading To Integral Garage
- Four Bedrooms + Study, Principle With En-Suite
- Fantastic Kitchen / Dining / Living
- Gas Heating & Triple Glazing
- Heat Recovery & Ventilation System
- Enclosed Rear Gardens And Patio Area

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	85	85
(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



Composite front door with glazed side panels to entrance hall. Ceramic tiled flooring.
Access to integral garage.
Understairs storage.



Lounge 17'0 x 12'0 (5.18m x 3.66m)



Raised, contemporary glass fronted fireplace housing a wood burning effect gas fire.



Downstairs w.c



Sink unit with mixer taps, low flush w.c
Ceramic tiled flooring continued from hallway.

Utility / Boot Room



Full range of high and low level units, Formica work surfaces, plumbed for washing machine, integrated tall freezer, ceramic tiled flooring continued from hallway. Upvc door to side.

Fantastic Kitchen/Dining/Living 29'5 x 13'5 (8.97m x 4.09m)



At widest points.

Superb range of high and low level, floor to ceiling handleless units , 'Quartz' worktops with matching upstands, built in 5 ring gas hob and overhead extractor fan, single drainer 1 1/2 bowl sink unit, with Quooker boiling water tap, double oven, microwave and grill, integrated, bean to cup coffee machine, tall fridge and dishwasher. Centre island with fabulous storage as well as breakfast bar. Large triple glazed sliding doors with side panels to patio and garden.





First Floor



Bedroom One 15'7 x 11'6 (4.75m x 3.51m)



Built in bedroom furniture.



En-suite



Comprising walk in shower cubicle, wash hand basin with storage below, low flush w.c
Heated chrome towel rail. Spot-lights.

Bedroom Two 16'6 x 10'3 (5.03m x 3.12m)



Bedroom Three 16'4 x 9'1 (4.98m x 2.77m)



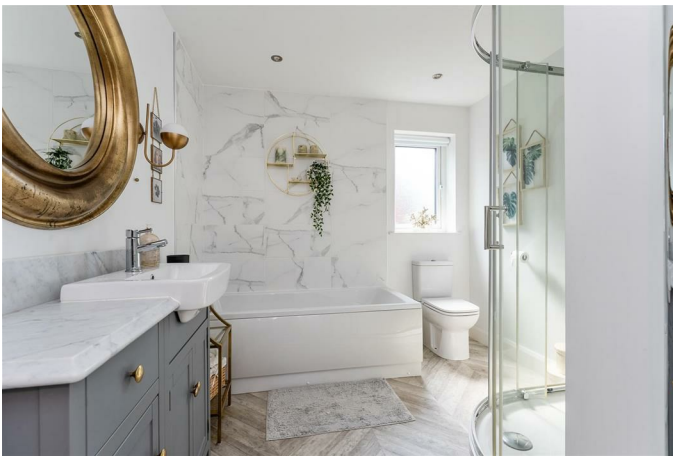
Bedroom Four 12'1 x 9'7 (3.68m x 2.92m)



Study / Bedroom Five 15'3 x 10'2 (4.65m x 3.10m)



White Bathroom Suite



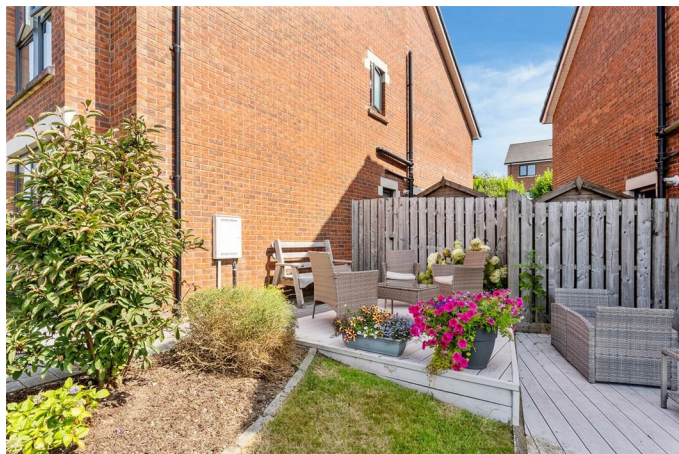
Comprising panelled bath with mixer taps, and hand shower, shower cubicle with chrome shower unit with drench head shower attachment, wash hand basin on a Carrara marble vanity top with mixer taps and storage below, low flush w.c Heated chrome towel rail.



Landing

Storage cupboard housing heat recovery and ventilation system. Hot-press.

Outside Front



Garden laid in lawn, with a range of plants shrubs, additional composite decked patio area to the side that captures the evening sun.
Driveway with ample parking leading to the integral garage.
Wired EV charging point.

Integral Garage 19'8 x 9'7 (5.99m x 2.92m)

Electric up and over door. Light and power. Beam vacuum system.

Outside Rear



From the Kitchen / Dining / Living access is provided to the patio area and garden finished with artificial grass. Additional patio area to the rear of the garden with a wood fired pizza oven, raised flower beds and pergola.

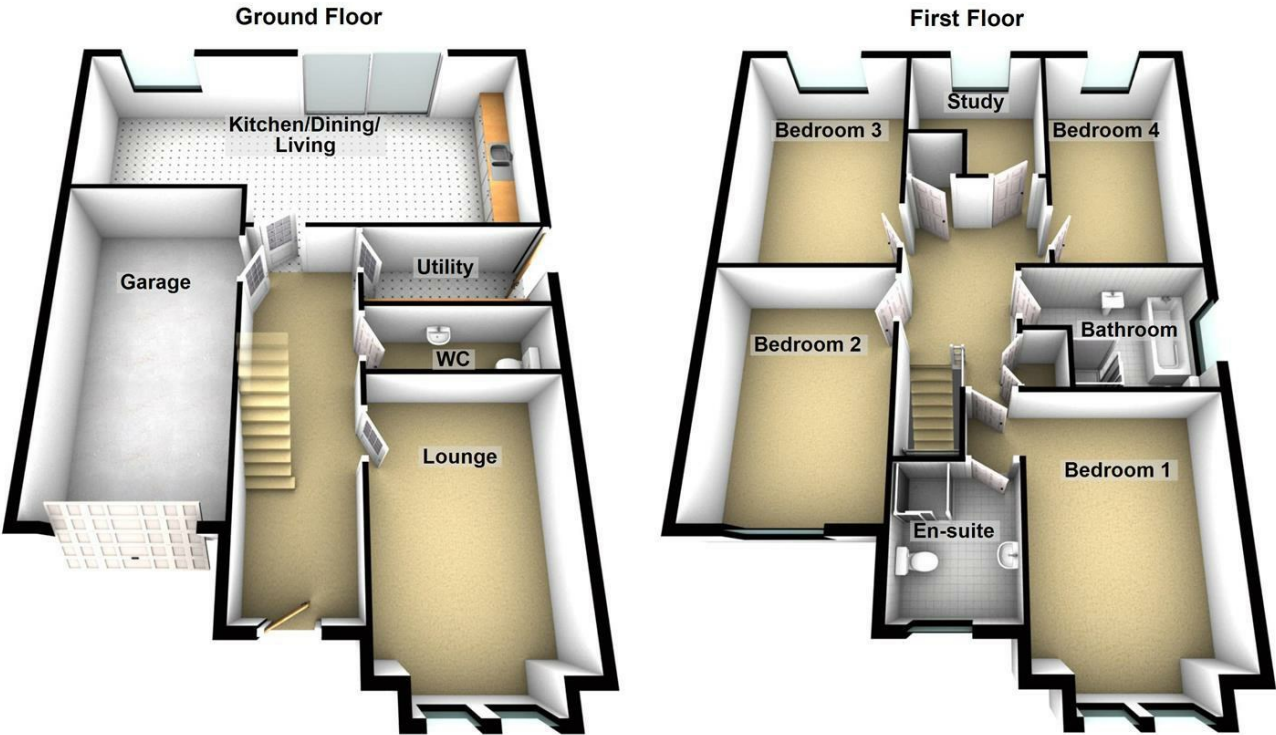




Please Note

The property benefits from a Beam Vacuum system installed on the ground and first floor and is fully alarmed.

Floor Plan



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200
BALLYHACKAMORE
028 9047 1515
BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185
CARRICKFERGUS
028 9336 5986
CAVEHILL
028 9072 9270

DONAGHADEE
028 9188 8000
DOWNPATRICK
028 4461 4101
FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295
MALONE
028 9066 1929
NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



Forestsides Estates Ltd; Trading under licence as Ulster Property Sales (Forestsides) Reg. No. NI051121; Registered Office: 9 Upper Crescent, Belfast BT7 1NT ©Ulster Property Sales is a Registered Trademark