



20 Baronscourt Heights, Saintfield Road, Carryduff, BT8 8RS

Asking Price £495,000

Exceptional Extended Family Home in a Prime Carryduff Location

Situated within the highly sought-after Baronscourt development just off the Saintfield Road, this impressive, detached family home offers spacious, flexible accommodation in an excellent residential setting. Conveniently located close to leading schools, local amenities, and superb transport links to Belfast, Lisburn, and beyond, it is perfectly suited to modern family living.

Beautifully enhanced by a substantial two-storey extension, the property provides generous and versatile living space designed to adapt to the changing needs of the modern family. The ground floor comprises a welcoming entrance hall, an outstanding open-plan kitchen, dining, and living area, as well as a large bright lounge with an open fire and double doors to an adaptable snug/family room/dining room. Additional ground-floor accommodation includes a utility room, downstairs WC, and internal access to the integral garage/gym.

The impressive extension offers valuable flexibility, with an additional staircase leading to two further rooms that could be used as bedrooms, playroom, teenage den, home office or hobby space.

Upstairs, there are four well-proportioned bedrooms, including a superb principal suite with a large en-suite bathroom. The remaining bedrooms are served by a well-equipped shower room.

Externally, the property continues to impress with a spacious driveway providing ample off-street parking, an integral garage, and beautifully maintained gardens. The enclosed rear garden, complete with patio area, offers a private and secure space for outdoor entertaining and family enjoyment. A second, secluded patio area in the side garden ensures enjoyment of the sun at all times of the day.

Occupying a quiet cul-de-sac position, this beautifully presented home combines space, flexibility, and an enviable location, making it an outstanding opportunity for growing families seeking their forever home.

- Exceptional detached family home in a sought-after development
- Substantial two-storey extension providing flexible accommodation
- Up to six bedrooms or multiple home-working/recreational spaces
- Stunning open-plan kitchen/dining/living area as well as a spacious lounge
- Principal bedroom with en-suite bathroom
- A large shower room
- Utility room and downstairs WC
- Integral garage and generous driveway parking
- Private enclosed rear garden with patio area/Quiet cul-de-sac location
- A second secluded patio area in the side garden/Close to excellent schools, amenities, and transport links

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland			
		EU Directive 2002/91/EC	



Entrance Hall



Hardwood front door with glazed side panels to entrance hall. Ceramic tiled flooring. Double doors to:

Lounge 18'5 x 13'9 (5.61m x 4.19m)



(at widest points) Cast iron fireplace wooden surround. Canadian maple flooring.

Family Area 11'8 x 10'4 (3.56m x 3.15m)



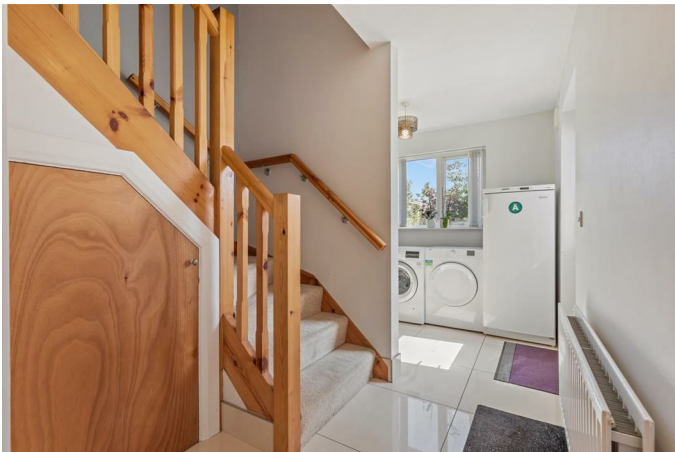
Timber flooring.

Kitchen/Dining/Living 29'0 x 24'0 (8.84m x 7.32m)



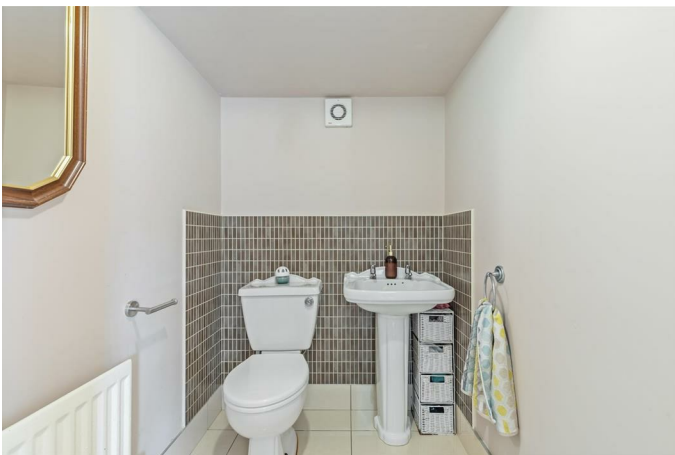
(at widest points) Shaker style fitted kitchen with range of high and low level units, single drainer sink unit with mixer taps, stainless steel overhead extractor fan, plumbed for American style fridge freezer. Tiled flooring. Par tiled walls. Double glazed sliding doors to garden.

Access to inner Hallway



Access to integral garage, utility area and downstairs w/c.
Stairs to two rooms within the double storey extension.

Downstairs w.c



Sink unit. Low flush w.c Tiled flooring. Access to the utility area. Plumbed for washing machine.

Stairs to Extended on the 1st Floor

First Floor

Bedroom One 20'9 x 9'5 (6.32m x 2.87m)



(into bay) Built in slide robes.

Ensuite



Comprising free standing bath with mixer taps and hand shower, Large walk in shower cubicle. Low flush w.c Fully tiled walls. Wooden effect tiled flooring.

Bedroom Two 15'0 x 13'0 (4.57m x 3.96m)



(into bay)

Bedroom Three 13'0 x 12'8 (3.96m x 3.86m)



Bedroom Four 13'4 x 7'9 (4.06m x 2.36m)



Bedroom Five 19'0 x 9'2 (5.79m x 2.79m)



This room and bedroom 6 can be accessed from bedroom 1 and also the separate staircase from the inner hallway.

Bedroom Six 6'8 x 6'4 (2.03m x 1.93m)



Built in robe. Laminate flooring.

White Bathroom Suite



Comprising corner shower with chrome shower unit, pedestal wash hand basin, low flush w.c Fully tiled walls. Wooden effect tiling.

Landing

Hot-press. Access to the roofspace via fold down ladder. Floored for storage.

Outside Front



Garden laid in lawn with additional patio area, designed to capture the evening sun. Double driveway with ample parking leading to integral garage.





Integral Garage 16'2 x 8'8 (4.93m x 2.64m)
Roller door. Light and power.

Outside Rear



Enclosed rear garden laid in lawns with flagged patio area, bordered by timber fencing.

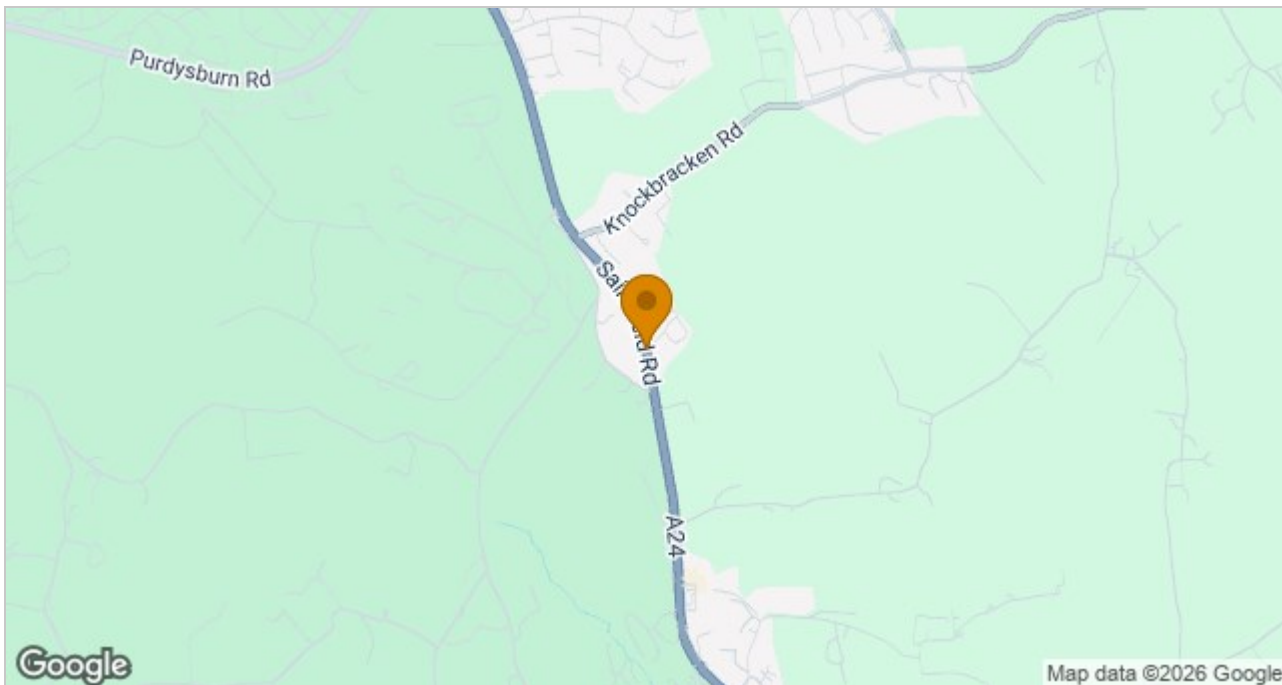




Floor Plan



Area Map



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