



4 Blenheim Park, Saintfield Road, Carryduff, BT8 8NN

Asking Price £299,950

4 Blenheim Park is a well maintained detached bungalow occupying a superb corner site, just a short walk from the centre of Carryduff and its excellent range of local amenities, including the new Lidl superstore.

The accommodation offers bright and spacious living throughout, comprising three well-proportioned bedrooms, including a principal bedroom with en-suite shower room, two comfortable reception rooms, a fitted kitchen, utility room, and a family bathroom with separate shower.

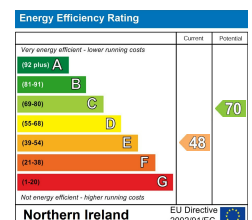
A versatile lower ground floor room provides ideal space for a home office, gym, or hobby room.

The property further benefits from a gas-fired central heating system.

Externally, the home enjoys mature gardens to the front, side, and rear, together with a generous driveway providing ample off-street parking and access to the garage.

An excellent opportunity to acquire a superb home in a highly convenient and sought-after location

- Detached Bungalow With Basement Level
- Three Bedrooms, Principle With En-Suite
- Plus Basement Study
- White Bathroom Suite
- Double Driveway
- Positioned On Large Corner Site
- Two Reception Rooms
- Fitted Kitchen & Utility Area
- Gas Heating
- Superb, Mature Gardens Front Side & Rear





Entrance Porch/Entrance Hall



Glass panelled front door with glazed side panels to entrance porch. Wood stripped flooring. Glass panelled inner door with glazed side panels to entrance hall.

Lounge 15'5 x 13'4 (4.70m x 4.06m)



Stone fireplace with marble hearth. Tongue and groove ceiling.

Dining Room 16'9 x 10'2 (5.11m x 3.10m)



Fitted Kitchen 12'1 x 10'1 (3.68m x 3.07m)



Full range of high and low level units, built in 4 ring hob , overhead extractor fan. double oven, single drainer 1 1/4 bowl sink unit with mixer taps,. Plumbed for dishwasher. Part tiled walls.

Access to inner hallway.

Utility Area 12'8 x 10'7 (3.86m x 3.23m)



Single drainer sink unit with mixer taps, plumbed for washing machine, Tiled flooring. Access to the rear. Storage area with housing for gas boiler. From inner hallway access to the lower level study.

Lower Level Study 11'4 x 10'1 (3.45m x 3.07m)



Inner Hallway From Entrance

Access to the roofspace. Hot-press.

Bedroom One 12'9 x 10'5 (3.89m x 3.18m)



Wardrobes although not fitted will be staying as part of the sale.

Ensuite



Comprising corner shower cubicle with chrome shower unit, wash hand basin with mixer taps and storage below, low flush w.c Heated chrome towel rail.

Bedroom Two 10'8 x 9'9 (3.25m x 2.97m)



Wardrobes although not fitted will be staying as part of the sale.

Bedroom Three 12'5 x 9'5 (3.78m x 2.87m)



Wardrobes although not fitted will be staying as part of the sale.

White Bathroom Suite



Bathroom suite comprising panelled bath with mixer taps, corner shower cubicle with chrome shower unit, wash hand basin with mixer taps, low flush w.c Heated chrome towel rail.

Access to storage cupboard.

Outside Front Side & Rear



Large corner plot with mature gardens from front, side and rear, bordered by mature hedging.
Block paved patio area.

Outside Lower Level



From the side access is provided to driveway with ample parking to side that leads to garage.
Pathway leads to both the front and rear.

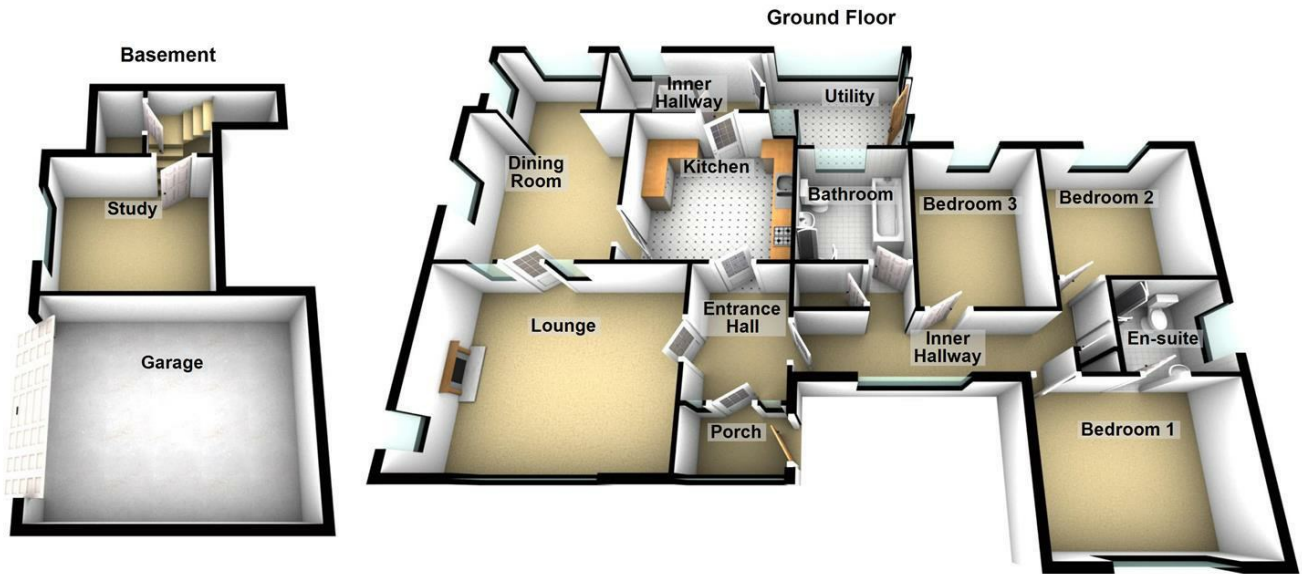
Garage 17'7 x 13'4 (5.36m x 4.06m)



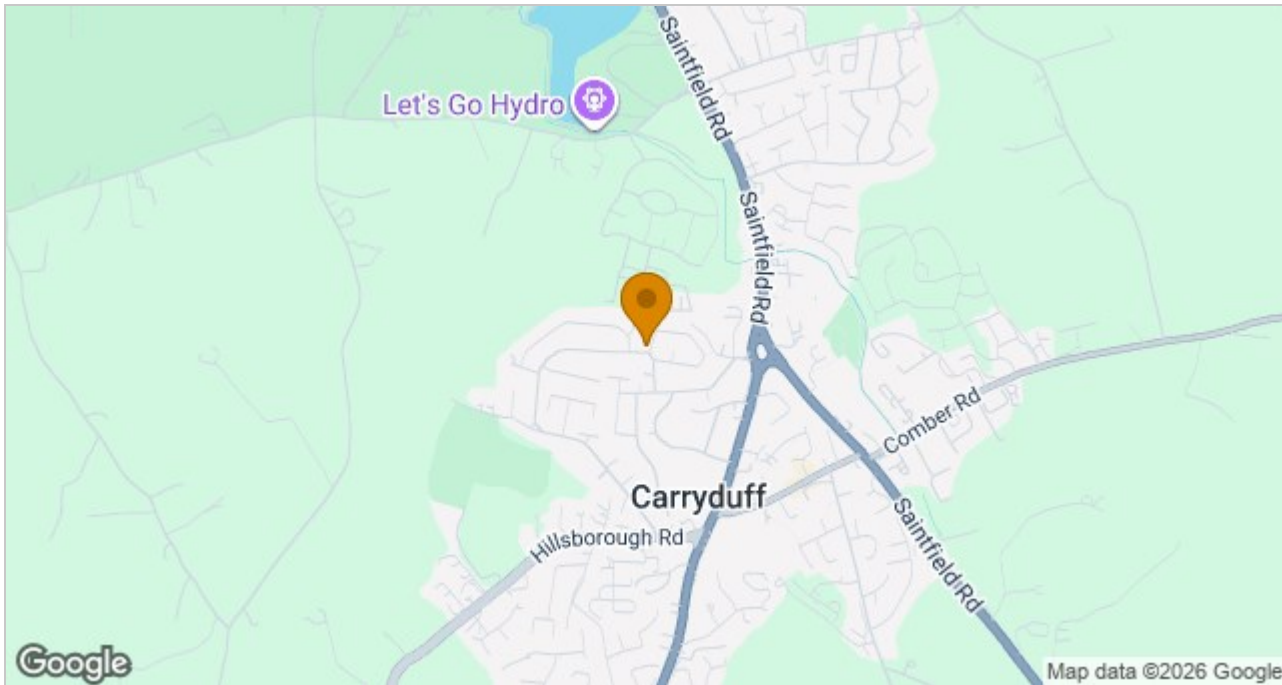
Up and over door. Light and power.



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 firm's 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

FORETSIDE
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. N1051121; Registered Office: 9 Upper Crescent, Belfast BT7 1NT ©Ulster Property Sales is a Registered Trademark