



13 Tudor Lodge , Waringstown, BT66 7SX

This impressive four-bedroom detached family home offers generous, flexible accommodation ideally suited to modern family living. Immaculately presented throughout and set on a superb site within a highly desirable residential development in the award-winning village of Waringstown, this property is move in ready.

The ground floor provides exceptional versatility, featuring three well-proportioned reception rooms that can be tailored to suit a growing family's needs – whether as formal living and dining spaces, a playroom or home office. A contemporary, attractive kitchen forms the heart of the home, complemented by a separate utility room and convenient ground floor WC. The added benefit of a ground floor bedroom offers excellent flexibility for guests or additional workspace.

Upstairs, the spacious master bedroom boasts a private ensuite shower room, while the remaining bedrooms are bright and generously sized. A well-appointed family bathroom serves the first floor, alongside a dedicated study – perfect for those working from home or requiring a quiet retreat.

Externally, the property enjoys a fantastic site with ample space for family enjoyment, together with a double integral garage for secure parking and additional storage.

Located within walking distance of all local village amenities in Waringstown, and with the larger neighbouring towns of Lurgan and Banbridge easily accessible, this outstanding home combines convenience, comfort and style in a sought-after setting.

Offers in the region of £329,950

13 Tudor Lodge

, Waringstown, BT66 7SX



- Envious four bedroom detached home in sough after address in Waringstown
- Ground floor WC
- Integral garage
- Three reception rooms
- First floor family bathroom
- Well maintained site
- Modern kitchen with casual dining
- Utility room

Entrance Hall

Lounge

17'11 x 13 (5.46m x 3.96m)

Living Room

12'9 x 10'9 (3.89m x 3.28m)

Bedroom 1

10'8 x 8'3 (3.25m x 2.51m)

Dining Room

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

Kitchen

15'7 x 10'6 (4.75m x 3.20m)

Utility Room

9'11 x 6'5 (3.02m x 1.96m)

Ground Floor WC

7' x 2'10 (2.13m x 0.86m)

Landing

Bedroom 2

12'8 x 11'9 (3.86m x 3.58m)

Ensuite

Bedroom 3

12'9 x 9'8 (3.89m x 2.95m)

Bedroom 4

10'10 x 8'2 (3.30m x 2.49m)

Study

7'5 x 6'1 (deepest points) (2.26m x 1.85m (deepest points))

Bathroom

10'7 x 7'8 (3.23m x 2.34m)

Garage

18'7 x 18 (5.66m x 5.49m)

Outside



[Directions](#)





Floor Plan

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.

32 High Street, Lurgan, Armagh, BT66 8AW
Tel: 028 3832 2244 Email: info@jonesestateagents.com www.jonesestateagents.com

