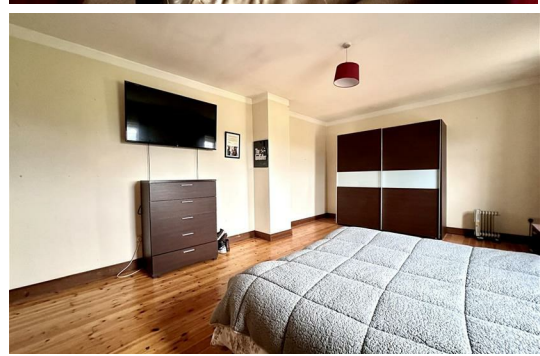
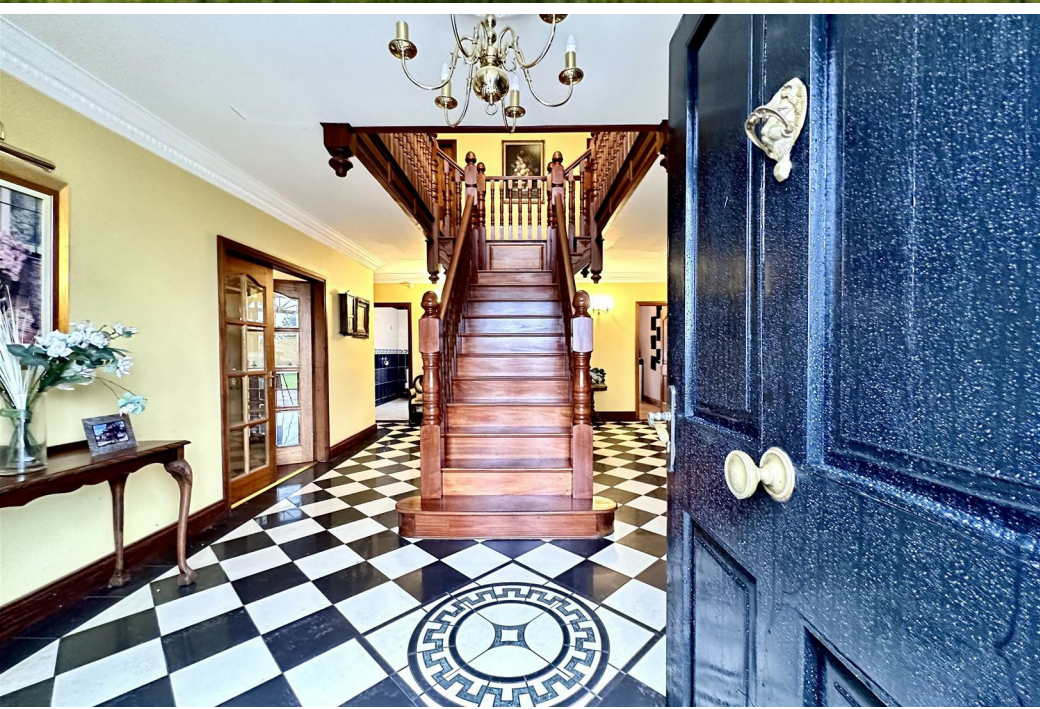




**5 Bed
House - Detached
located in**



31 Baladoogh Lane
Cookstown
BT80 9JH



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Asking Price £429,950

Reception Hall

23'0" x 13'9"

Georgian style front door with glazed side panels and fan light. Mahogany feature gallery staircase. Polished porcelain floor. Moulded cornicing and centre rose. Wall lighting. Telephone, power and Beam points. French doors leading to Drawing Room.

Drawing Room

19'7" x 16'1"

Gas fire with Marble fireplace surround. Moulded cornicing and centre rose. Solid wooden floor. Television and power points. French doors leading to sunroom.

Sun Room

14'1" x 13'1"

Vaulted tongue and groove ceiling. Solid wooden floor. French doors leading to decking area. Television and power points.

Family Room

19'7" x 14'1"

French doors from entrance hall into family room. Gas fire with marble fireplace surround. Carpeted. Moulded cornice and centre rose. Wall lighting. Television and power points. Wall lighting. Dimmer light switch. French doors leading to kitchen and dining area.

Kitchen/Dining

28'5" x 16'2"

Range of high and low level kitchen units with granite countertops. Matching country style dresser and centre island with granite worktop and storage. Matching over mantle with Freestanding Rangemaster dual cooker with gas hob and electric ovens. American fridge/freezer, Rangemaster dual cooker and dishwasher included in the sale. Stainless steel sink. Concealed lighting under high level units. Tiled floor and splash backs. Television and power points.

Rear Hallway

9'2" x 8'6"

P.V.C. external door. Tiled floor and central heating clock.

Utility Room

8'6" x 7'9"

High and low level units. Plumbed for automatic washing machine and space for dryer. Tiled floor. Single bowl stainless steel sink unit and drainer. Beam cylinder. Power points.

Games Room

22'3" x 18'7"

Twin set of French doors. Moulded cornice and centre rose. ½ wall decorative panel. Spot lighting. Television and power points.

Formal Dining Room

16'8" x 11'2"

Solid wooden floor. Moulded centre rose. Power points. P.V.C. patio doors.

Home Office

11'9" x 11'2"

Laminated wooden floor. Moulded centre rose. Television and power points.

Wet Room

11'1" x 7'10"

White suite. Low flush wc and pedestal wash hand basin. Walk in wet area with power shower. Tiled walls and floor. Extractor fan.

Bedroom

16'3" x 15'2"

P.V.C. exterior door. Laminated wooden floor. Television and power points.

First Floor



Landing

Balcony landing with feature window overlooking front driveway and gardens. Solid Pine wooden floor. Moulded cornicing and centre rose. Tongue and groove ceiling. Power points. French doors leading to Master Bedroom.

Master Bedroom

19'7" x 16'0" (widest measurement)

French doors leading to Master Bedroom. Solid Pine wooden floor. Television and power points.

En-Suite

7'1" x 4'9"

White suite. Low flush wc, pedestal wash hand basin. Tiled shower cubicle with 'Aqualisa' power shower. Tiled floor and splash back. Extractor fan.



Bedroom

16'3" x 15'3"

Solid Pine wooden floor. Television and power points.

Walk-In Dressing Room

11'3" x 7'11"

Vinyl floor. Shelved and railed.

Bathroom

11'8" x 11'2"

White suite. Built in double ended inset Jacuzzi bath with tiled surround and step. Low flush wc, double basins in vanity unit. Mirror with fitted light. Tiled walls and floor.



Bedroom

16'9" x 11'2"

Solid Pine wooden floor. Television and power points.

Sauna

8'6" x 5'5" (widest measurement)

Lager Holm Finna Sauna.

Bedroom.

16'9" x 11'2"

Solid Pine wooden floor. Television and power points.

Bedroom

19'7" x 14'1"

Solid Pine wooden floor. French doors. Television and power points.



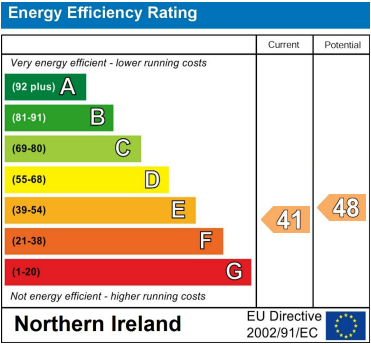
Loft Storage Room

32'8" x 9'8"

Carpeted. Wall lighting and surround sounds

Outside

Electrically operated gated entrance to a stone driveway and parking area. Tree lined stone driveway with feature turning circle. Lawns laid out in lawn with D Rail fencing. Outside lighting. To rear of the property is a garden shed and store. Outside lighting and cold tap.



DIRECTIONS

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