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Estate Agent of the Year

Northern Ireland 2016

**Tim Martin**  
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CELEBRATING **30 YEARS** IN BUSINESS



**164 Derryboye Road  
Crossgar BT30 9DJ**

OFFERS  
AROUND

**£420,000**

A stunning detached family home, occupying a spacious site, extending to approximately 0.8 of an acre or thereabouts, in this pleasing rural location, with ease of access to Killinchy and Crossgar.

Built to an exceptional standard throughout with a high energy efficient rating, this superb family home is sure to appeal to the growing and established families, looking for the country life, yet with convenience in mind. The hub of the home is undoubtedly the contemporary fitted kitchen with large island unit, which is open plan to a spacious living / dining area and the beautifully appointed sun room with vaulted ceiling. The ground floor is further enhanced by a welcoming reception hall, spacious lounge with wood burning stove, three bedrooms with two en suite, family bathroom, utility room and separate WC. The first floor is just as impressive, with a large office / playroom and two further bedrooms, both enjoying en suite shower rooms. The property is approached by a decorative stone driveway, which leads to the detached double garage with electric roller shutter door, whilst the spacious, well maintained gardens surround the property and provide ample entertaining space for family and friends to enjoy.

Located approximately 1.5 miles from Crossgar and 5 miles from Balloo, this family home provides ease of access to many local towns and villages boasting an array of amenities to suit all. Many primary and secondary schools in the surrounding and Greater Belfast area are all easily accessible, whilst Downpatrick, Comber and Belfast are all within convenient commuting distance

## ACCOMMODATION

### ENTRANCE HALL

Glazed PVC entrance door; solid oak wood floor; open through to:-

### RECEPTION HALL **5.41m (17'9) x 4.42m (14'6)**

Solid oak wood floor; telephone connection point; recessed spotlights.

### WC **2.26m (7'5) x 1.17m (3'10)**

Modern white suite comprising dual flush wc; pedestal wash hand basin with mono mixer tap; tiled floor; towel radiator; recessed LED lighting.



### LOUNGE **5.97m (19'7) x 4.42m (14'6)**

#### Maximum Measurements

Hole in the wall fireplace with Valiant cast iron stove on slate hearth; oak mantle over.

### KITCHEN / DINING AREA **10.72m (35'2) x 5.03m (16'6)**

Superb range of contemporary white high gloss high and low level cupboards and drawers with matching island unit incorporating 1½ twin stainless steel sink unit with swan neck mixer taps and Franke boiling water tap; Cuisinemaster gas range cooker with 5 ring gas hob with hotplate; granite splash back; Caple extractor unit over; Samsung American style fridge freezer; Russell Hobbs wine fridge; integrated dishwasher; pull out bins; LED lighting to kickboard; granite worktops with matching upstands and breakfast bar; recessed LED lighting; tiled floor; glazed double doors to rear gardens; open through to:-



**SUN ROOM 4.47m (14'8) x 4.29m (14'1)**

Tiled floor; vaulted ceiling with recessed LED lighting; tv aerial connection point; glazed double uPVC doors to side.

**SIDE HALLWAY**

Solid oak wood floor; recessed spotlights; hot press with Joule hot water tank with pressurised system.

**EN SUITE SHOWER ROOM 2.13m (7'0) x 1.78m (5'10)**

Modern white suite comprising separate tiled shower cubicle with thermostatically controlled shower unit and wall mounted shower attachment; Drench shower head over; fitted sliding shower doors; dual flush wc; pedestal wash hand basin with mono mixer tap and tiled splash back; tiled floor; towel radiator; recessed LED lights; extractor fan.

**FAMILY BATHROOM 5.97m (19'7) x 2.06m (6'9)**

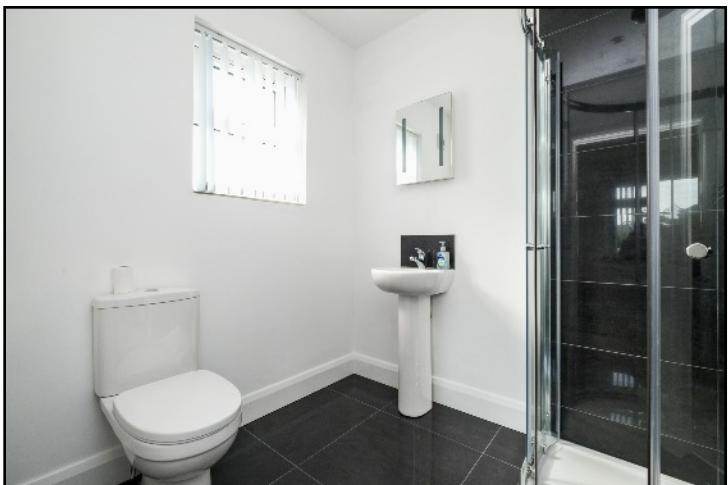
Contemporary white suite comprising freestanding oval shaped bath with pillar mixer taps and telephone shower attachment; separate walk in shower with Aqualisa thermostatically controlled shower unit and wall mounted telephone shower attachment; Drench shower head over; glass shower screen; dual flush wc; wall mounted wash hand basin with mono mixer tap and vanity unit under; part tiled walls; tiled floor; towel radiator; recessed LED lighting; extractor fan.

**BEDROOM 3 4.85m (15'11) x 3.25m (10'8)**

Telephone connection point; USB power points.

**BEDROOM 2 3.35m (11'0) x 3.35m (11')**

TV aerial connection point; USB power points.

**EN SUITE SHOWER ROOM 2.16m (7'1) x 1.78m (5'10)**

Modern white suite comprising separate tiled shower cubicle with thermostatically controlled shower unit and wall mounted telephone shower attachment; Drench shower head over; fitted sliding shower doors; dual flush wc; pedestal wash hand basin with mono mixer tap and tiled splash back; tiled floor; towel radiator; recessed LED lighting; extractor fan.

## OAK FURNISHED STAIRCASE WITH GLASS PANELLING LEADING TO FIRST FLOOR

### PLAY ROOM / OFFICE 6.73m (22'1) x 4.6m (15'1)

#### Maximum Measurements

Access to under eaves storage; tv aerial connection point.



### EN SUITE SHOWER ROOM 2.84m (9'4) x 1.83m (6')

#### Maximum Measurements

Modern white suite comprising walk in shower with thermostatically controlled shower unit with wall mounted telephone shower attachment; Drench shower head over; glass shower screen; pedestal wash hand basin with mono mixer tap and tiled splash back; dual flush wc; towel radiator; tiled floor; extractor fan.

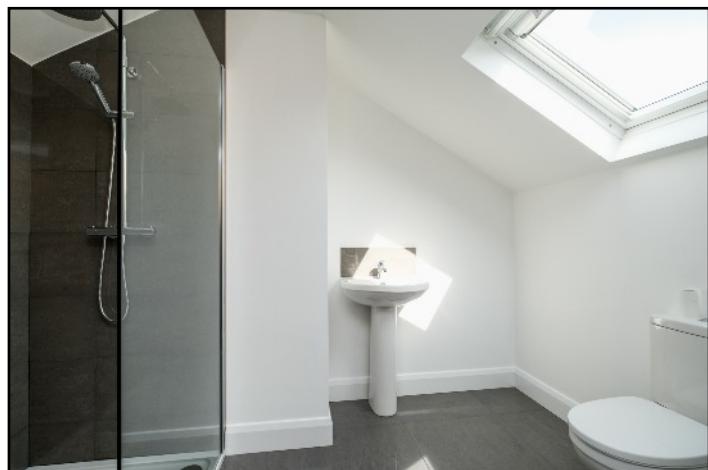


### BEDROOM 5 6.88m (22'7) x 3.91m (12'10)

Access to under eaves storage; telephone connection point.

## **EN SUITE SHOWER ROOM 3.68m (12'1) x 2.41m (7'11)**

Modern white suite comprising separate tiled shower cubicle with thermostatically controlled shower unit and wall mounted telephone shower attachment; Drench shower head over; fitted glass shower door; pedestal wash hand basin with mono mixer tap; dual flush wc; towel radiator; tiled floor; recessed LED lighting; extractor fan.



## **OUTSIDE**

Spacious decorative pebbled driveway leading to the front, side and rear of the property with double wooden gates leading to decorative pebbled area/further parking for boat, caravan etc.



## **DETACHED DOUBLE GARAGE 8.33m (27'4) x 6.38m (20'11)**

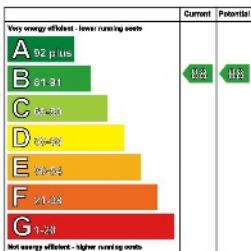
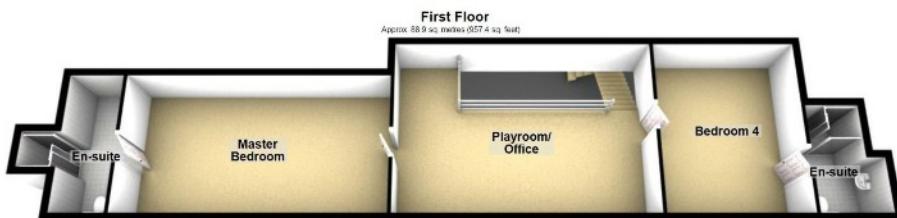
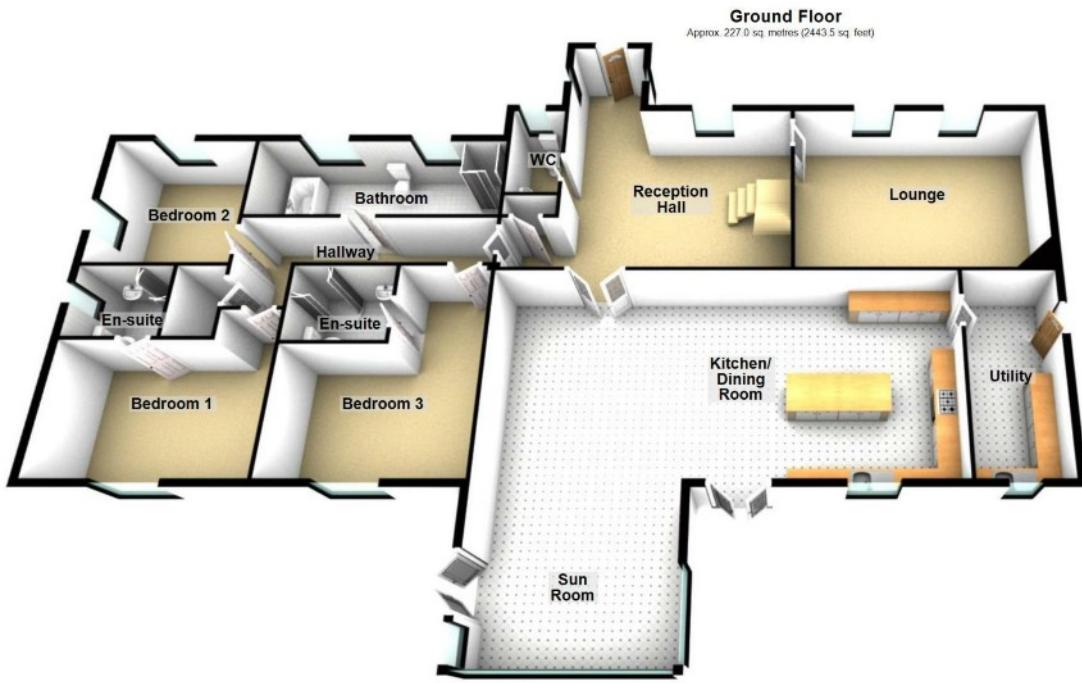
Electric up and over door; ample light and power points; access to storage area; Riello oil fired boiler; side access.

## GARDENS

Beautifully maintained and spacious gardens surround the property and are laid down to lawn; planted with new laurel hedging; paved patio area to the rear; PVC oil storage tank; outside lights; water tap.



## FLOOR PLAN



## CAPITAL / RATEABLE VALUE

£290,000 = Rates Payable £2,487.62 per annum (approx.)



### VIEWING

By Appointment with Agent



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**RICS**

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