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Estate Agent of the Year
Northern Ireland 2016

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48 Carsonstown Road
Saintfield BT24 7EA

OFFERS
AROUND

£335,000

A spacious detached family residence set in gardens extending to over ½ an acre, enjoying views over the surrounding countryside.

The property includes, 3 receptions, 4 bedrooms including master en suite at ground floor level with potential for further expansion if desired. A good sized integrated kitchen, utility room and integral garage complete the picture.

Externally the decorative gravel drive provides ample parking and leads to a detached wooden garage to the rear of the residence.

The property is ideally located, a short distance from Saintfield and enjoys easy access to the city, surrounding villages, Strangford Lough and the motorway network.

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ACCOMMODATION

ENTRANCE PORCH Tiled floor.

ENTRANCE HALL Telephone connection point.

LOUNGE 5.77m (18'11) x 3.94m (12'11)

White marbled and grey granite fireplace and hearth; hardwood mantle; vaulted ceiling finished with pine tongue and groove panelling; two uplighters; door to garden room.



DINING ROOM 3.71m (12'2) x 3.23m (10'7)

Sliding patio door and side panel leading to gardens; glazed double doors to garden room.

GARDEN ROOM 3.2m (10'6) x 2.01m (6'7)

Tiled floor; sliding patio door and side panels to front gardens; high level door to attic room.



BEDROOM 1 4.17m (13'8) x 3.61m (11'10)

Double and single built in wardrobes with one mirrored door; matching next of 9 drawers and two bedside cabinets with fitted drawers.

EN SUITE SHOWER ROOM 1.93m (6'4) x 1.85m (6'1)

Cream coloured suite comprising tiled shower cubicle with Aqualisa thermostatically controlled shower; folding shower doors; vanity unit with wash hand basin in formica worktop; cupboards under; strip light and shaver socket over; close coupled wc; tiled walls.



KITCHEN 4.14m (13'7) x 3.58m (11'9)

1½ tub single drainer sink unit with mixer taps; range of dark oak eye and floor level cupboards and drawers; matching glazed display cupboards; open display shelves; integrated Hotpoint electric under oven and 4 ring ceramic hob with pull out extractor canopy over; formica worktops; enclosed cast iron stove connected to hot water system; pitched pine tongue and groove ceiling with 12 volt ceiling lighting; ceramic tiled walls and floor.

UTILITY ROOM 3.15m (10'4) x 2.29m (7'6)

Single drainer stainless steel sink unit with mixer taps; range of formica floor level cupboards and drawers; plumbed for washing machine; tiled floor; part tiled walls; hotpress with insulated copper cylinder and immersion heater; door to garage.



CIRCULAR HARDWOOD OPEN TREAD STAIRCASE TO FIRST FLOOR LANDING



BATHROOM 2.64m (8'8) x 2.03m (6'8)

Light grey suite comprising panelled bath with mixer taps; telephone shower attachment; close coupled wc; pedestal wash hand basin with mixer taps; strip light and shaver socket over; Velux ceiling window; ½ tiled walls; built in cupboard.

BEDROOM 2 3.58m (11'9) x 2.57m (8'5)

Access to eaves storage; 2 Velux ceiling windows.



BEDROOM 3 3.4m (11'2) x 2.57m (8'5)

Access to eaves storage; 2 Velux ceiling windows.

BEDROOM 4 5.61m (18'5) x 3.56m (11'8)

4 Velux ceiling windows; telephone connection point.



ROOFSPACE

Floored with light point.

ATTIC ROOM



VIEWING

By Appointment with Agent



HOW MUCH IS YOUR HOUSE WORTH?

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WOODEN GARAGE 5.89m (19'4) x 2.92m (9'7)
Roller door; concrete floor.



WOODEN GARDEN SHED

GARDENS

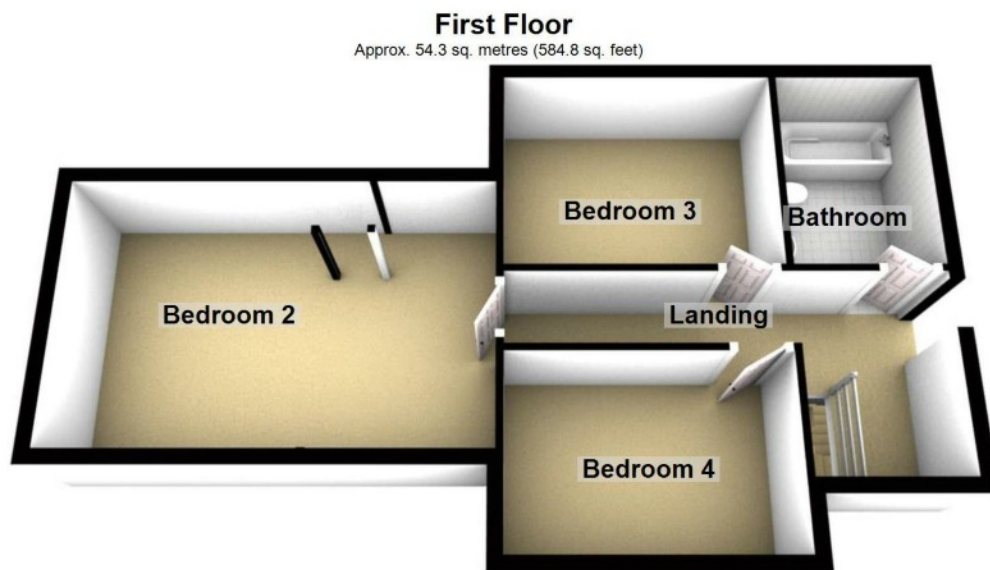
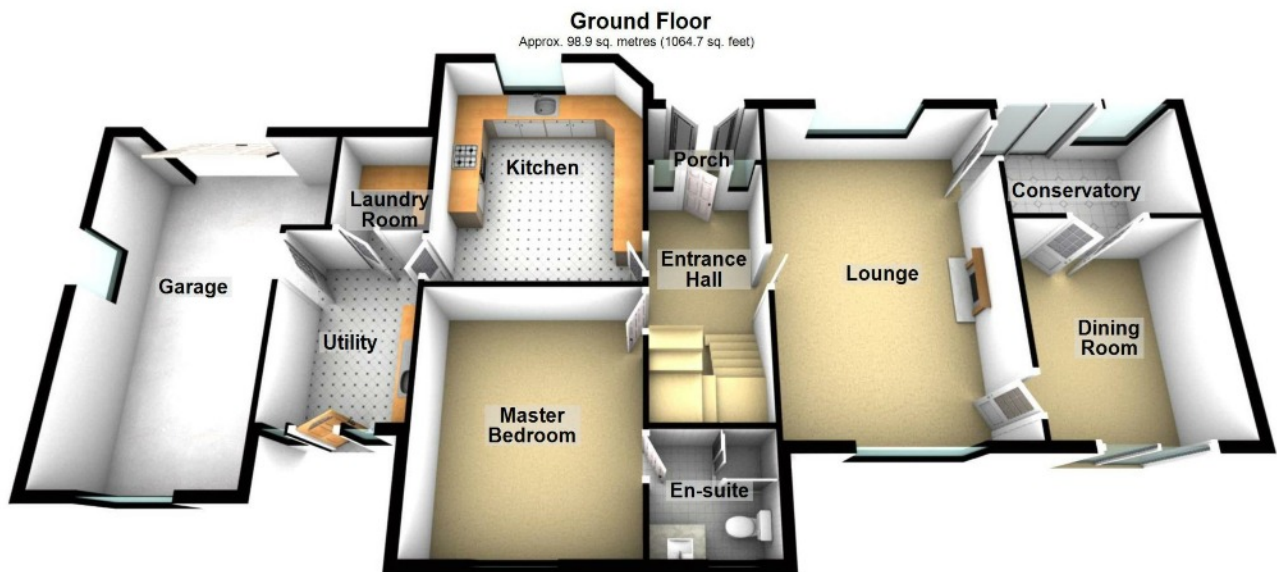
Spacious gardens to front and rear laid out in lawns and planted with a selection of ornamental and flowering shrubs; hexagonal paved patio overlooking rear gardens; small soft fruit garden.


NOTE: Rear field gate to lane will be permanently closed up or locked.



CAPITAL / RATEABLE VALUE £260,000 = Rates Payable £2,230.38 per annum (approx.)

FLOOR PLAN



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 - 100	A		
81 - 91	B		
69 - 80	C		
55 - 68	D		
39 - 54	E	52	58
21 - 38	F		
1 - 20	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	
NRN: 2261-2016-1222-4422-4222			

RRII: 2261-2918-1222-4422-5222