



SUPERB CONTEMPORAY DETACHED HOME

3A Damhead Road
Broomhedge
Moira
BT67 0HU

Offers over: - £350,000

Viewing Strictly by appointment.
028 9268 3762

3A DAMHEAD ROAD, BROOMHEDGE, MOIRA BT67 0HU

Welcome to this stunning contemporary detached home, constructed in 2020 and finished to exacting standards. This exceptional property boasts versatile and stylish accommodation, providing ample space for both relaxation and entertainment.

Step inside to discover an impressive open-plan kitchen/dining/living room, perfect for family gatherings and social occasions, flooded with natural light and boasting a 'Hunter' wood burning stove and floor to ceiling patio doors to the rear. The superb kitchen features premier quality cabinetry, integrated appliances, sleek finishes, and matching island/breakfast bar.

A convenient utility and W.C. off the open-plan space adds both practicality and functionality, and a formal elegant lounge completes the ground floor accommodation.

Upstairs offers three spacious bedrooms, principal bedroom with luxury ensuite, and a beautifully appointed family bathroom with feature stand-alone deep fill bath, catering to the needs of a busy household

This home offers luxurious living, with each room thoughtfully designed, with quality finishes and extras including, premier Amtigo flooring in herringbone lime washed oak, anthracite powder coated finish radiators, solid timber, one panel internal doors, Cat 5 cabling, programmable smart wiring, and an on-trend farrow and ball neutral colour palette, offering a superb turn-key experience for the discerning buyer.

Enjoy the epitome of modern living, in this exceptional family home, where every detail has been carefully considered to provide a lifestyle of comfort and luxury.

Located in the picturesque hamlet of Broomhedge, this home combines the best of both worlds. Nestled in a beautiful countryside setting and straddling the boundaries of Lisburn and Moira and within easy access of Royal Hillsborough, offering the perfect blend of tranquillity and convenience.

The exterior offers ample parking for up to four cars, a luxury bespoke garden room, perfect for a home office, recreation/entertainment space etc, and beautifully landscaped and private gardens, providing a serene outdoor space for relaxation and recreation.

Ideally situated for commuters, with ease of access to main arterial road networks, leading to Lisburn, Moira, Hillsborough, Belfast, Dublin and beyond.

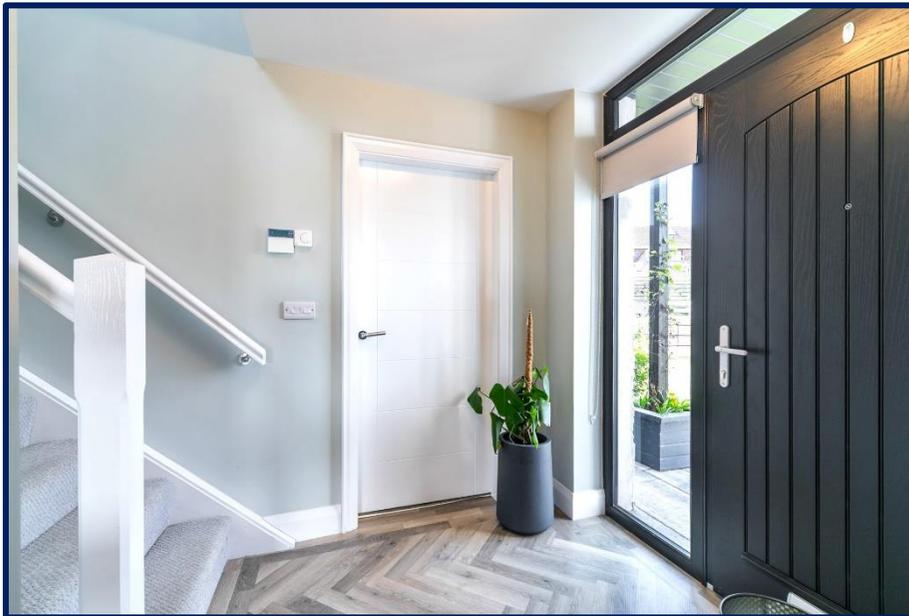
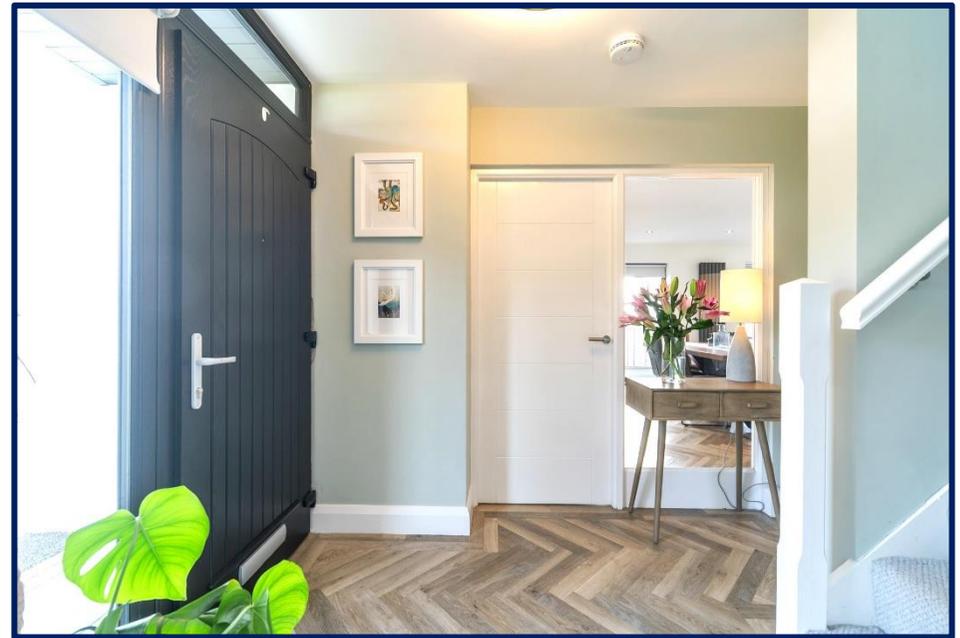
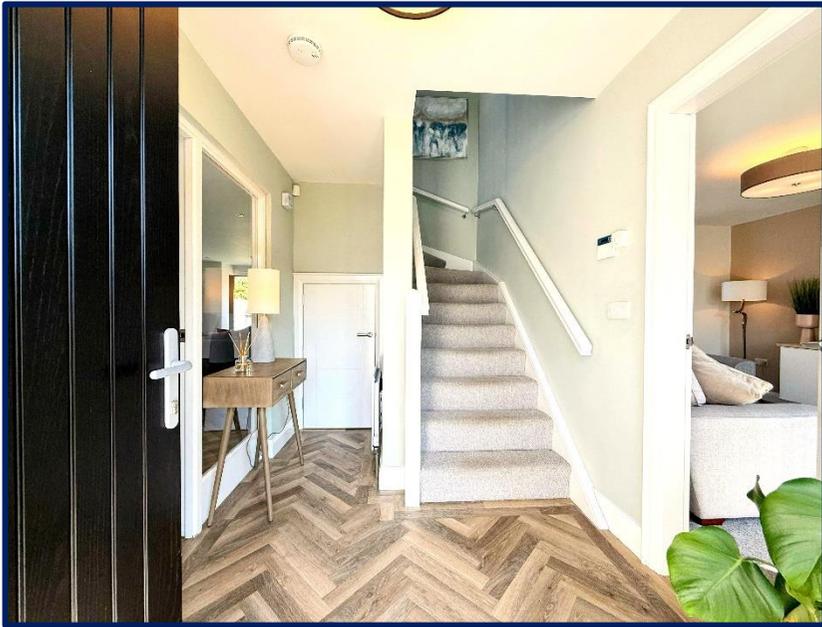


FEATURES



- **Stunning Contemporary detached home** constructed in 2020 and finished to exacting standards throughout.
- **Visually striking architectural design** showcasing Zinc and slate cladding, contributing to the overall efficiency and comfort of the home.
- **Boasting an Excellent EPC rating of 83B**, this energy efficient home offers high-quality finish and craftsmanship throughout.
- **Superb open-plan kitchen/dining/living room** with feature wood burning stove, an ideal space for entertaining and family gatherings.
- **Quality kitchen cabinetry and matching island/breakfast bar**, boasting cleverly designed storage, quality appliances and additional features and extras.
- **Elegant lounge**, offering versatile living space ideal for the ever-changing needs of the growing family.
- **Three spacious bedrooms** offering plenty of room for rest and relaxation.
- **Principal bedroom** with luxury ensuite shower room and on-trend black fittings.
- **Luxurious living spaces** include a beautifully appointed and spacious family bathroom, and downstairs W.C./ cloakroom.
- **Utility room** ensures that the home remains practical and functional.
- **Bespoke insulated multi-functional Garden room** offering additional space ideal for a home office, gym, or entertainment space.
- **Quality finishes** throughout, providing a turn-key experience with every detail meticulously considered.
- **Wood grain finish black uPVC double glazed windows and black sills/ Composite external doors.**
- **Comprehensive electrical specification** including Cat 5 cabling, programmable smart wiring and security intruder alarm system.
- **Multiple Parking** facilities for up to four cars.
- **Beautifully landscaped gardens** create a private serene outdoor space perfect for relaxation and recreation.
- **Conveniently Located between Lisburn, Moira and Royal Hillsborough**, providing a blend of peaceful semi-rural living with nearby urban amenities only minutes away.
- **Within close proximity** to Down Royal Golf Course, Gowdys family restaurant and Down Royal Racecourse.
- **Within easy access** to some of the provinces leading primary and grammar schools located nearby in Lisburn City, including, Friends and Wallace High School.





ACCOMMODATION:

Covered Porch with natural stone paving.

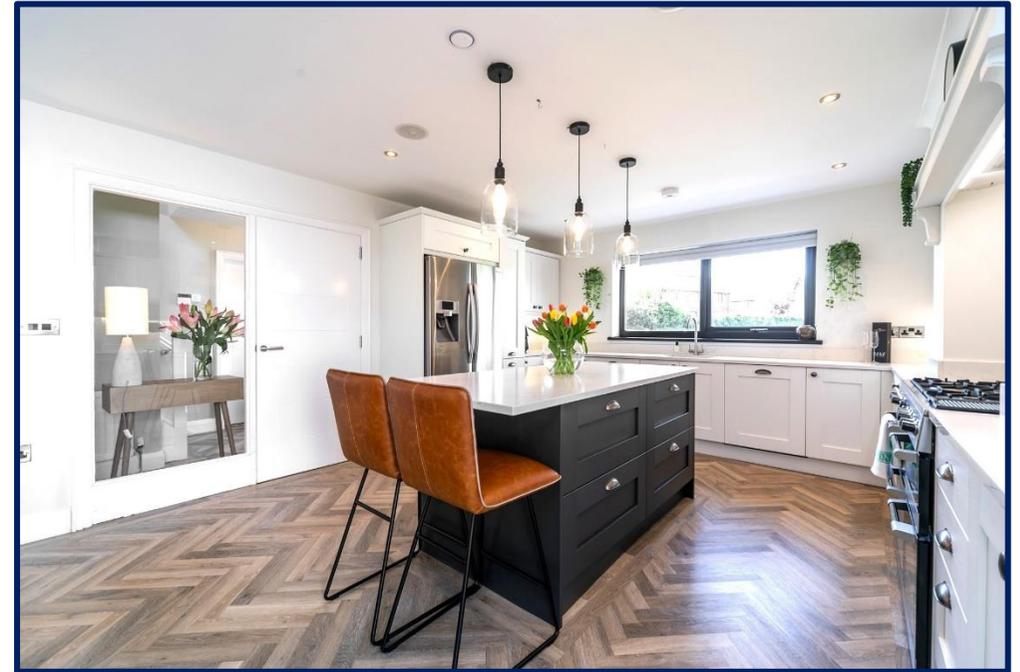
Composite front door with feature picture window and overdoor panel.

Ground Floor:-

Entrance Hall:-

Herringbone Amtico flooring in lime washed oak.

Under stairs cloaks/storage with heating controls.



Kitchen/Dining/Living:
34' 6" x 13' 9" (10.48m x 4.19m)

Kitchen:-

Impressive, on-trend kitchen with top of the range finishes and extras, including luxury cabinetry and shelving, quartz worktops, and matching island with breakfast bar. 'Blanco' square sink and brushed steel mixer tap. Recessed space for range style cooker, (plumbed for LPG gas and electric) with quartz splash back, extractor canopy and feature high mantle. Space for American style fridge freezer. Integrated, 'Nordmende' dishwasher and eye-level microwave. Pull out recycle bin. Luxury Amtigo flooring in herringbone lime washed oak. Low voltage recessed spotlights and three feature pendant lights over island.

Living/Dining:-

Extensive glazing and large double sliding doors to rear. Feature 'Hunter' wood burning stove. Luxury Amtigo flooring in herringbone lime washed oak. Door to utility room and cloaks/W.C.





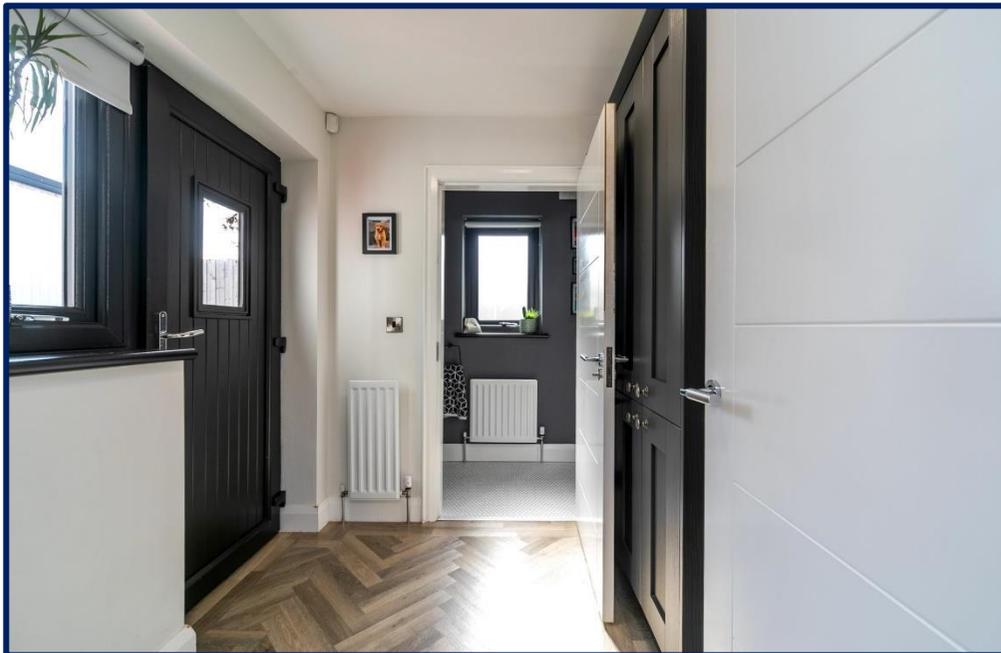




Lounge: - 13'9" x 11'8"
(4.19m x 3.5m)

Feature part wood
panelled media wall.

Double aspect picture
windows.



Utility Room
8' 4" x 7'0" (2.54m x 2.13m)

Range of high and low level cabinetry. Stacking cupboard
plumbed for washing machine with space for tumble dryer.
Broom cupboard. Luxury Amtico flooring in herringbone
lime washed oak. Door to rear. Door to W.C.

Cloakroom/W.C.:

Low flush W.C. Rectangular wash hand basin with black trim.
Mirror with dual light pendants. Metro style feature tiled
wall. Hexagon mosaic style tiled floor.



First Floor:-

Landing:

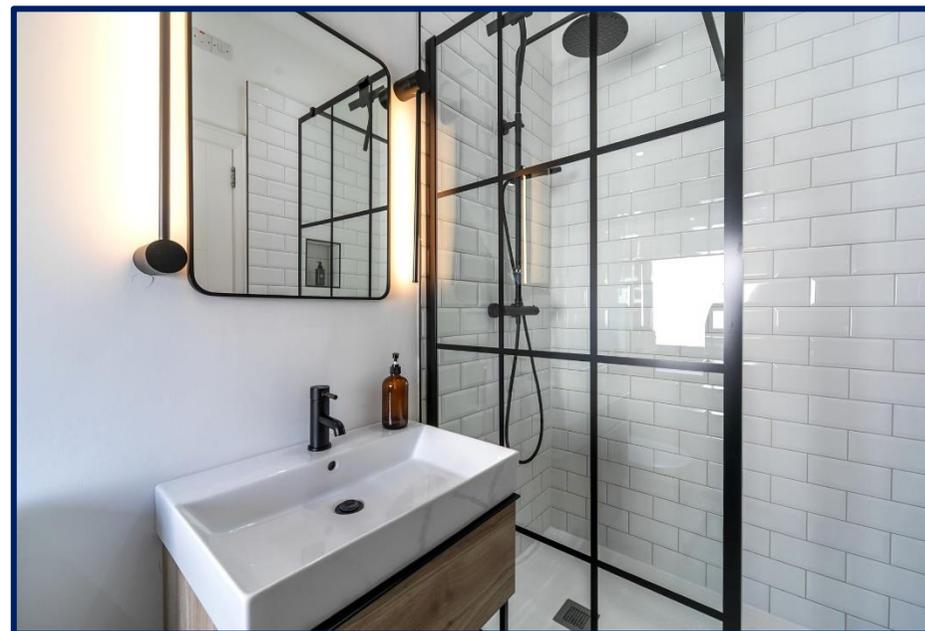
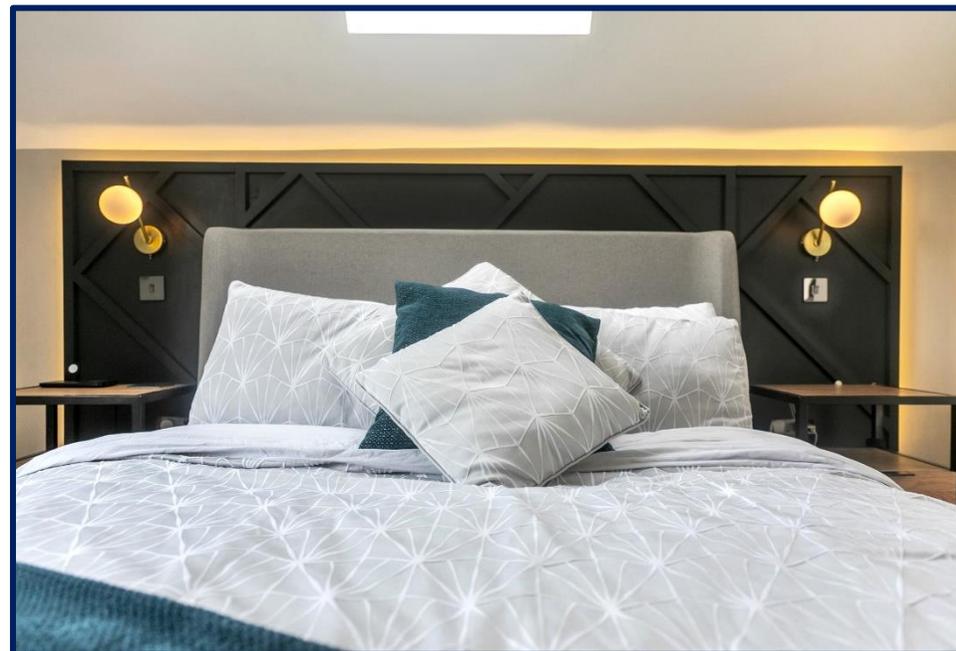
Principal Bedroom (1):

13' 9" x 13' 3" (4.19m x 4.03m) At longest and widest.

Feature wood panelling with concealed halo and bedside lighting. Laminate flooring.

Luxury ensuite shower room:

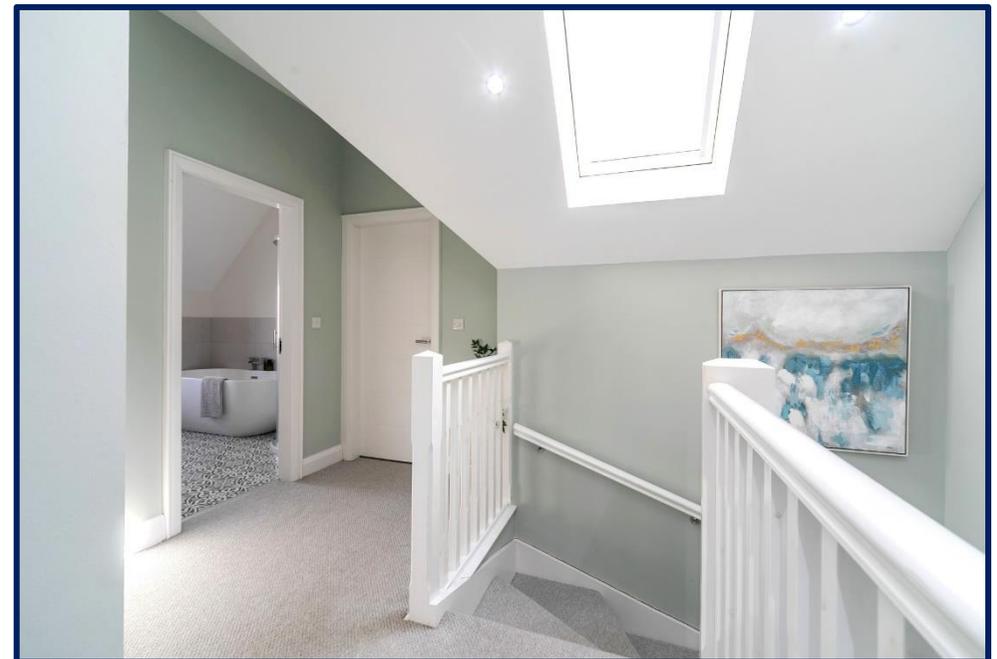
Metro tiled shower enclosure with shampoo recess and thermostatically controlled dual, drench and handheld bar shower attachments with contemporary black fittings. Low flush WC. Wash hand basin with black fittings and vanity storage under. Black trim mirror with side strip lighting. Heated towel rail with powder coated finish. Feature hexagon mosaic style tiled floor.





Bedroom (2):-
13' 10" x 12' 4" (4.22m x 3.76m) At longest and widest

Bedroom (3):-
12' 4" x 10' 8" (3.76m x 3.25m)
Currently fitted as a bespoke dressing room with comprehensive range of fitted rails, shoe racks, drawers, storage and shelving.





Family Bathroom:- 8'3" x 7'0". (2.51m x 2.13m)

Luxury white suite comprising, feature free standing, deep fill bath with central waterfall style taps. Fully tiled shower enclosure with thermostatically controlled shower and dual, drench and hand-held bar shower head. Rectangular wash basin with feature waterfall tap and vanity storage under. Low flush W.C. Luxury tiled floor and part tiled walls.



**Multi-functional custom-made Garden Room:- 14'3" x 9'1"
(4.34m x 2.77m)**

Timber framed and fully insulated. Electric heating and uPVC double glazing. Triple aspect windows. French doors to decking area.

Currently used as a home office and cinema room.

Suitable for a number of uses, including but not limited to, exercise studio/gym or playroom.

Shed:- Light, shelving and storage.





Outside:-

Front:-

Gardens laid in lawns with black ranch fencing.

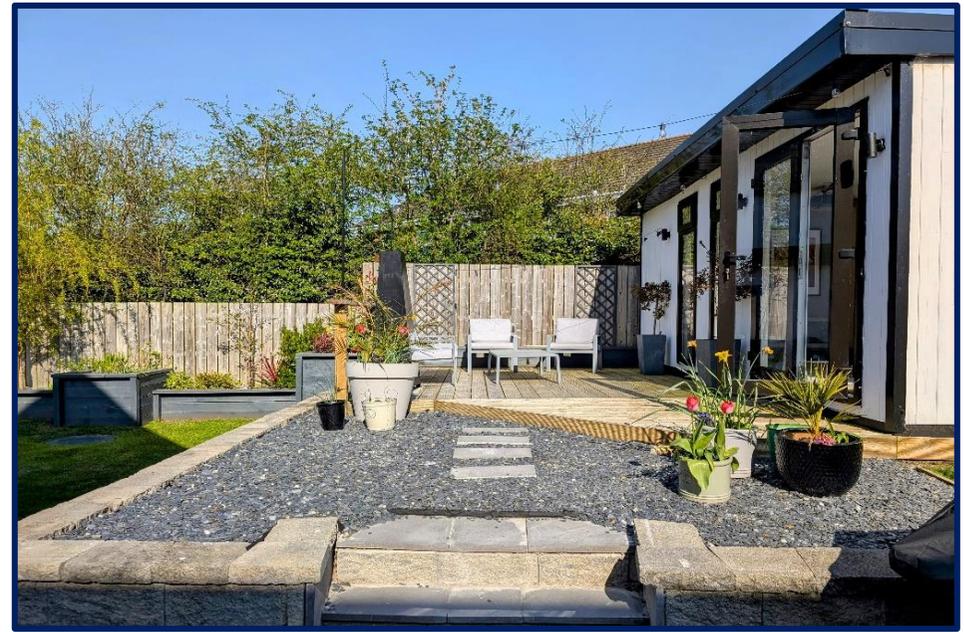
Tarmac driveway with excellent parking for up to four cars.
Side gates to rear.

Rear:-

Beautifully landscaped, fully enclosed gardens laid in lawns, and complemented by a wide selection of shrubs, plants, trees, raised planters and boundary fence, offering privacy and seclusion.

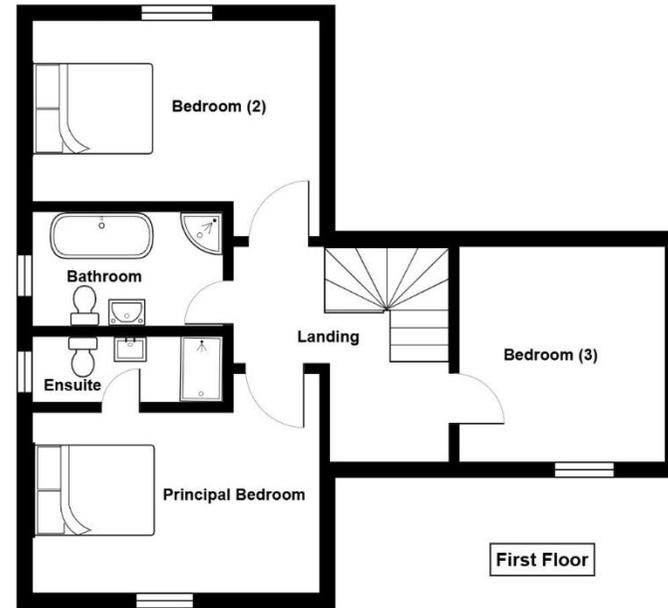
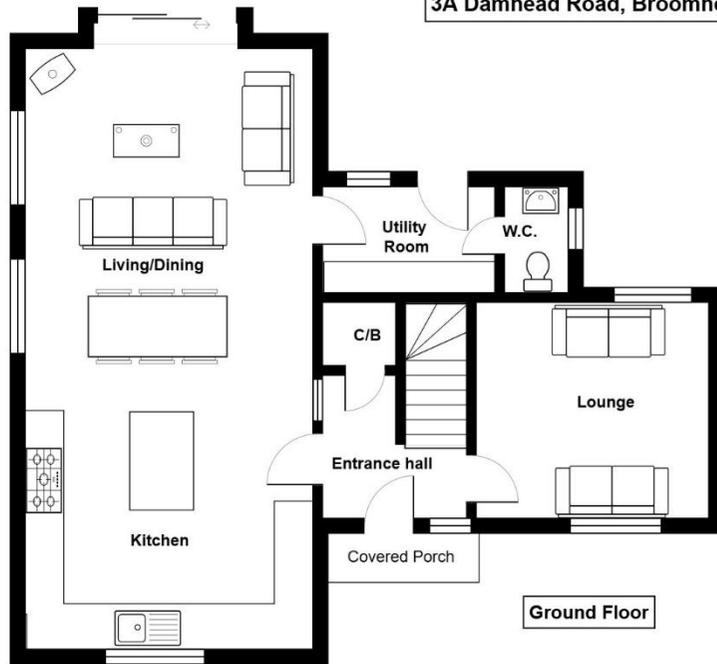
Recently fitted raised decking area off garden room. Extensive natural stone paving.

Exterior electrical supply. Cold water tap. LPG Bottled gas connection point.





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Floor Plans are for illustrative purposes only and are not to scale.



Viewing:-

This exceptional home will have wide appeal, therefore please book your viewing at your earliest convenience to avoid disappointment. Viewings are strictly by appointment and highly recommended to appreciate every aspect of this fine residence.

Rates 2025/26 – Est. £1740.00

Tenure – Assumed Freehold

Warranty - 10 year Global Home Warranty - (Issued 2020)

EPC – 83B

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3a Damhead Road Moirá CRAIGAVON BT67 0HU		Energy rating B	
Valid until 2 September 2030		Certificate number 9620-0631-7680-4037-1202	
Property type		Detached house	
Total floor area		152 square metres	

Energy rating and score

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in Northern Ireland:

- the average energy rating is D
- the average energy score is 60

These particulars do not represent any part of an offer or contract and none of the statements contained should be relied upon as fact. Please note we have not tested any systems in this property, and we recommend the purchaser checks all systems are working prior to completion. All measurements are taken to the nearest 3 inches.

