

17 Nut Grove Road,  
Desertmartin, Magherafelt, BT45 5NF



Asking Price £399,950

Telephone 02890 668888  
[www.simonbrien.com](http://www.simonbrien.com)



## KEY FEATURES

- Attractive Stone Fronted Detached Family Home Constructed in 1999
- Beautifully Proportioned & Deceptively Spacious Accommodation Extending To 3,200 Sq Ft
- Five Generous Bedrooms
- Living Room & Sun Room
- Modern Kitchen Open To Casual Living / Dining Area
- Separate Utility Room
- Family Bathroom & Two Ensuites
- Oil Fired Central Heating
- Double Glazing
- Alarm System Installed
- Beautiful Mature Site Accessed Via Electric Gates With Generous Gardens & Parking
- Detached Double Garage & Additional Play Room / Gym
- Popular & Convenient Semi-Rural Location
- A Shore Drive From Magherafelt & Surrounding Town Of Cookstown
- Motorway Networks Within Close Proximity
- Ideal For Growing Family
- Viewing Strongly Recommended



## SUMMARY

Nut Grove Road is a much sought after residential location a short drive from Magherafelt in the periphery of Desertmartin, the property benefiting from ease of access to the surrounding towns of Cookstown and Draperstown which boasts a variety of excellent schooling, amenities, shops and restaurants. The motorway network is also within close proximity providing excellent road links to Belfast and Londonderry / Derry.

This attractive stone fronted detached family home which was constructed in 1999, extends to approximately 3,200 Sq Ft, providing a superb layout of five bedrooms, two formal reception rooms, together with superb open plan kitchen / living / dining area, family bathroom, and two ensembles.

In addition, the property is positioned on a generous site accessed via electric gates, with mature gardens, detached garage, and additional play room / gym.

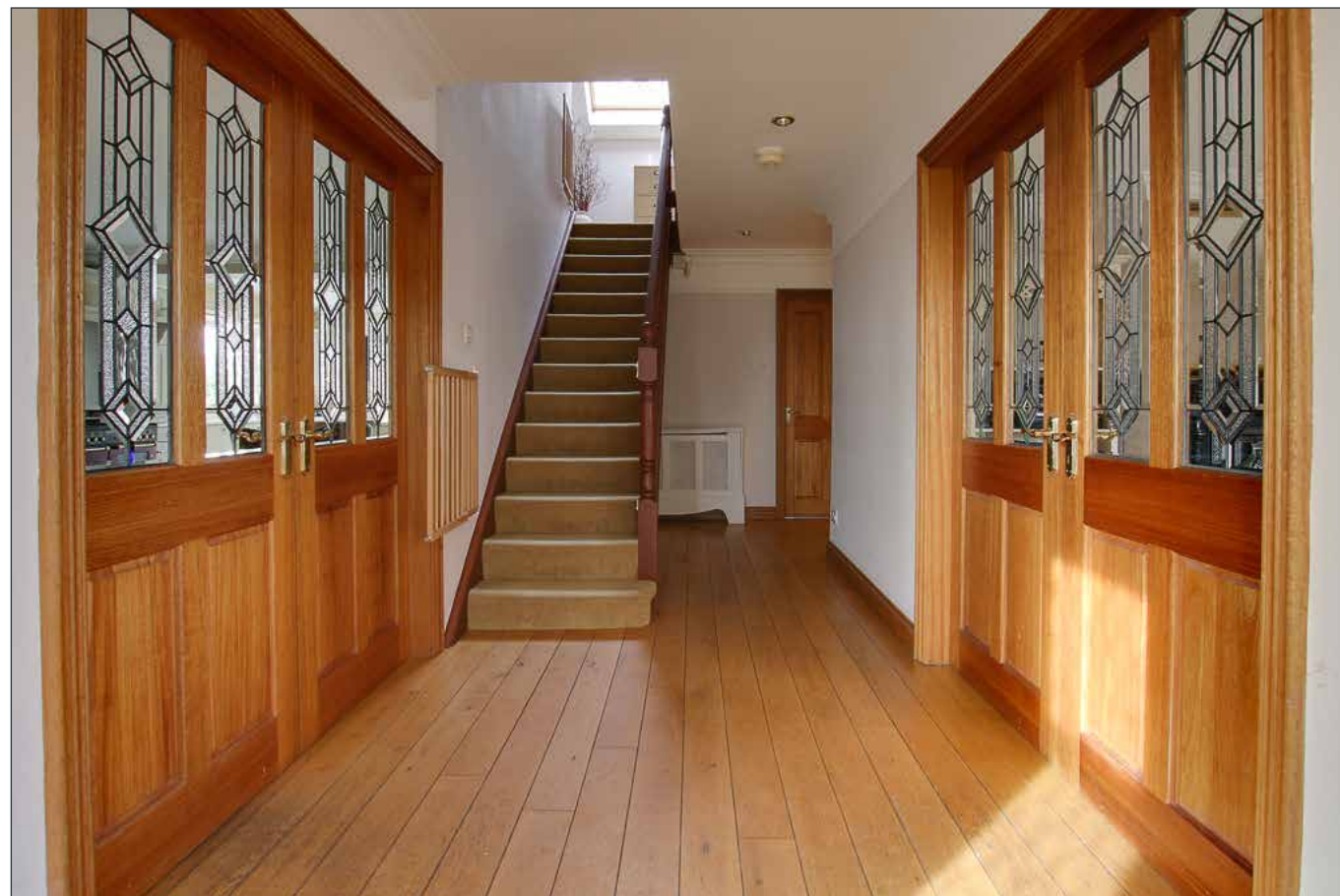
Likely to be of interest to the growing family, viewing is by private appointment through our South Belfast office on 028 9066 8888.

## ACCOMMODATION

### GROUND FLOOR

Hardwood door leading to:

### ENTRANCE HALL:







#### **LIVING ROOM:**

**16' 3" x 12' 7" (4.95m x 3.84m)**

Solid oak flooring. Attractive feature fireplace with gas fire. Corniced ceiling.

#### **KITCHEN / LIVING / DINING AREA:**

**31' 5" x 14' 3" (9.58m x 4.34m)**

Excellent range of high and low level units. Inset sink. Recessed for American style fridge/freezer. Central island unit with granite work surfaces. Ceramic tiled floor.







**UTILITY ROOM:**  
12' 6" x 9' 4" (3.81m x 2.84m)

High and low level units. Single drainer sink unit. Plumbed for washing machine.

**SUN ROOM:**  
15' 6" x 13' 9" (4.72m x 4.19m)

Twin patio doors. Feature vaulted ceiling. Solid fuel brick fireplace. Slate floor.

**BATHROOM:**

Corner bath with mixer taps and telephone hand shower. Separate shower enclosure. Low flush WC. Pedestal wash hand basin.

**BEDROOM (3):**  
12' 6" x 10' 3" (3.81m x 3.12m)

**BEDROOM (4):**  
14' 6" x 12' 6" (4.42m x 3.81m)

**JACK & JILL ENSUITE:**

Shower enclosure. Low flush WC. Pedestal wash hand basin.





**BEDROOM (5):**  
13' 2" x 9' 8" (4.01m x 2.95m)

#### FIRST FLOOR

**BEDROOM (1):**  
22' 0" x 16' 6" (6.71m x 5.03m)

Double doors to Juliette balcony.

**DRESSING ROOM:**  
12' 7" x 5' 9" (3.84m x 1.75m)

#### ENSUITE BATHROOM:

Jacuzzi bath with mixer taps. Separate shower enclosure. Low flush WC. Pedestal wash hand basin.

**BEDROOM (2):**  
16' 6" x 13' 2" (5.03m x 4.01m)

Access to eaves storage.







## OUTSIDE

Generous mature site accessed via electric gates, with gardens predominately in lawns, and excellent parking.

## DETACHED DOUBLE GARAGE: 25' 8" x 20' 8" (7.82m x 6.3m)

Remote controlled up and over door. Light and power. Low flush WC and wash hand basin.

## UPPER LEVEL

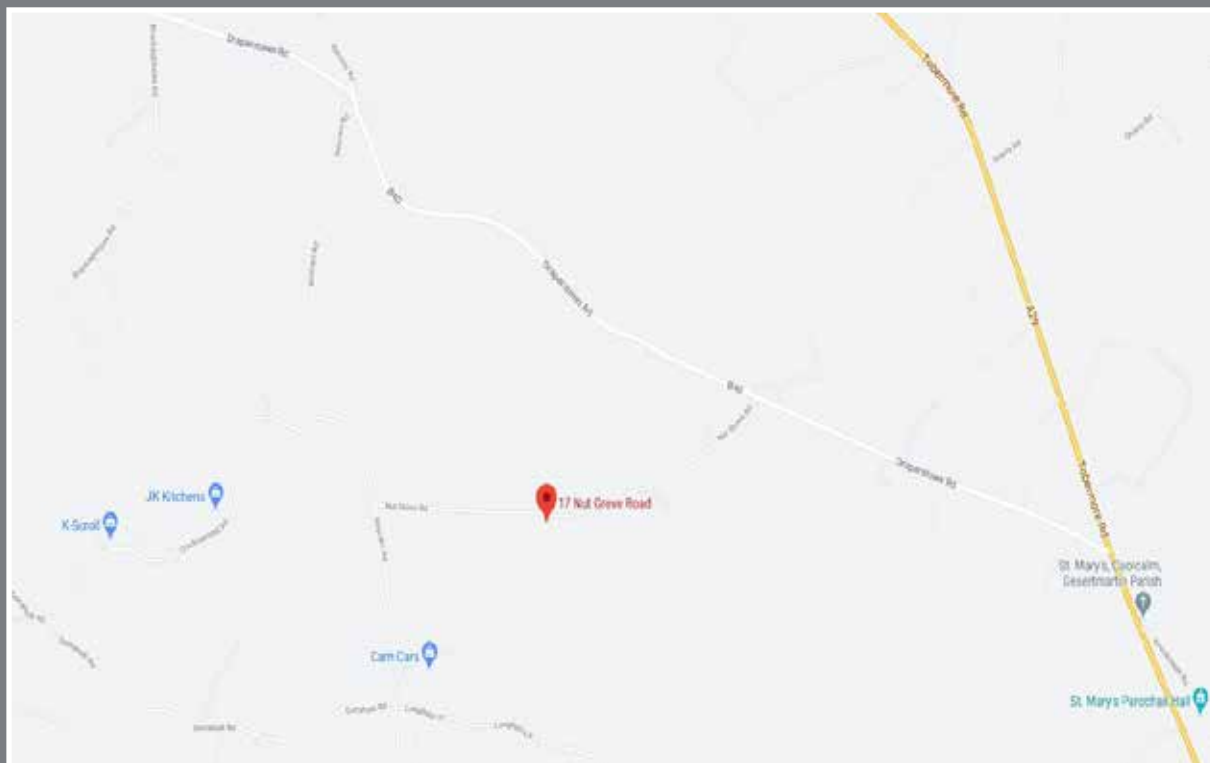
## PLAY ROOM / GYM: 30' 4" x 17' 8" (9.25m x 5.38m)

## GARDEN STORE; 15' 0" x 14' 4" (4.57m x 4.37m)





# Location



## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



## Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at [www.simonbrien.com](http://www.simonbrien.com)



## Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: ML/K/20/SO



	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> 92 plus		
<b>B</b> 81-91		
<b>C</b> 69-80	71	71
<b>D</b> 55-68		
<b>E</b> 39-54		
<b>F</b> 21-38		
<b>G</b> 1-20		
Not energy efficient - higher running costs		

EPC REF: 0863-3997-0742-9505-0531

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