



6 GRAND JURY LANE, SAINTFIELD, BT24 7FS

- A Most Impressive And Exceptionally Well Presented Semi Detached Property Occupying A Pleasant Setting Within This Exclusive New Development Close To Saintfield Village Centre
- Recently Constructed And Finished To The Highest Specification Throughout
- Entrance Hall With Triple Glazed Entrance Door And Cloakroom With Low Flush Suite
- Spacious Lounge With Multi-Fuel Stove And Reclaimed Oak Effect Laminated Timber Floor
- Spacious And Luxury Fitted Kitchen/Dining Area With Extensive Range Of Zanussi Integrated Appliances
- Open Plan To Spacious Family Room
- Three Bedrooms (One With Luxury Shower Room En Suite)
- Spacious Luxury Bathroom With Contemporary Suite Plus Large Shower Cubicle

PRICE: OFFERS IN THE REGION OF £210,000

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING B84

REF:RM220321HG

- Enclosed Rear Garden With Feature Covered Timber Deck And BBQ Area/
- Tarmac Driveway To Side And Timber Storage Shed With Power Supply
- PVC Triple Glazed Windows And External Doors
- Oil Fired Central Heating System With Condensing Type Boiler
- Excellent B84 Energy Efficiency Rating For Reduced Running Costs
- A Most Outstanding Home, We Strongly Recommend Early Viewing

ACCOMMODATION:

Measurements are approximate

ENTRANCE HALL: PVC composite triple glazed entrance door with window above. Ceramic tiled floor. Recessed spotlights.

CLOAKROOM: Low flush suite. Vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Ceramic tiled floor. Recessed spotlights.

SPACIOUS LOUNGE: 5.26m (17'3") x 3.76m (12'4")

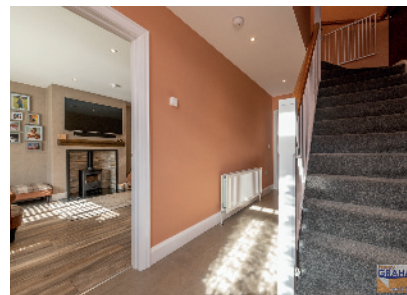
Multi-fuel stove on polished granite hearth with miniature stone inset. Solid oak mantel. Reclaimed oak effect laminated timber floor. Recessed spotlights.

SPACIOUS AND LUXURY FITTED KITCHEN/DINING AREA WITH EXTENSIVE RANGE OF ZANUSSI INTEGRATED APPLIANCES: 5.98m (19'7") x 3.15m (10'4")

Excellent range of high and low level units with grey oak effect door and drawer fronts. White granite effect work surfaces. Peninsula bar with dining bar to side. Bowl and a half single drainer stainless steel sink unit with swan neck mixer tap. Integrated Zanussi appliances to include fan assist oven, integrated microwave combi oven/grill, four ring gas hob, integrated dishwasher and integrated fridge freezer. Under unit lighting. Part tiled walls. Ceramic tiled floor. Recessed spotlights. PVC triple glazed back door leading to patio and rear garden. Open plan to family room

FAMILY ROOM: 3.28m (10'9") x 3.59m (11'9")

Ceramic tiled floor. Recessed spotlights.



FIRST FLOOR

BEDROOM (1): 3.75m (12'4") x 3.15m (10'4")

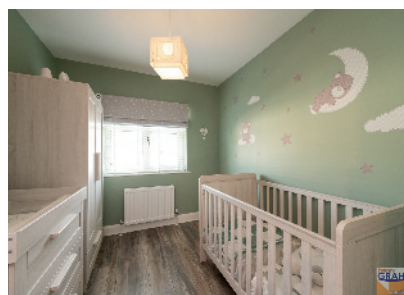
LUXURY SHOWER ROOM EN SUITE: Large shower cubicle with thermostatic shower. Vanity unit with wash hand basin and mono style mixer tap and tiled splashback. Wall mounted cabinet with backlighting. Close couple low flush wc. Chrome finish heated towel rail. Ceramic tiled floor. Recessed spotlights.



**BEDROOM (2):
3.45m (11'4") x 3.11m (10'2")**



**BEDROOM (3):
3.10m (10'2") x 2.42m (7'11")**



SPACIOUS BATHROOM:

Contemporary white suite. Panelled bath with mixer tap. Large shower cubicle with thermostatic shower. Floating vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Chrome finish heated towel rail. Ceramic tiled floor. Recessed spotlights. Separate hotpress.



OUTSIDE: Front garden laid in lawn. Tarmac driveway. Enclosed rear garden laid in lawn and paved patio area. Covered timber deck area with power supply. Timber storage shed with power supply. Condensing type oil fired boiler. PVC oil storage tank. Outside tap and light.

TENURE: We have been advised the tenure for this property is freehold, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE: For period April 2019 to March 2020 £1270.05

DIRECTIONS: From Crossgar Road turn into Old Grand Jury Road, Grand Jury Lane is on the left.

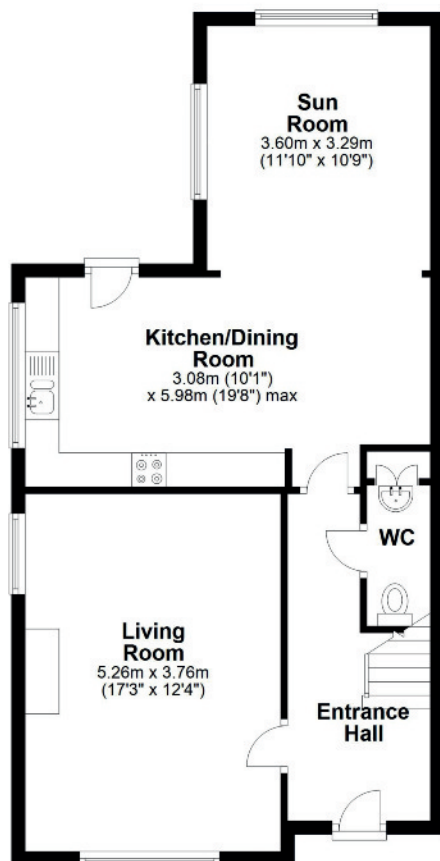
Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

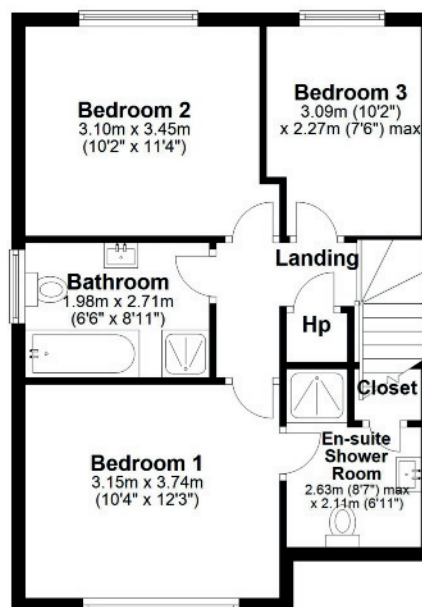
Ground Floor

Approx. 61.7 sq. metres (664.4 sq. feet)



First Floor

Approx. 47.6 sq. metres (512.2 sq. feet)



Total area: approx. 109.3 sq. metres (1176.6 sq. feet)

6 Grand Jury Lane, Saintfield



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