



8B STATION ROAD, UPPER BALLINDERRY, BT28 2ET

A most impressive detached country residence occupying a spacious and private setting within this highly desirable and convenient rural location.

Recently built by the present owners, this contemporary home offers many bespoke quality features and the highest standards of construction and presentation throughout.

The spacious interior has been carefully thought out to provide a highly adaptable layout ensuring that this superb property will meet the many demands of modern day family living.

Only a short drive to Upper Ballinderry with its large convenience store and access to the main Moira to Airport Road make this location perfect for accessing many leading schools and commuting throughout the province.

We are confident this fine property will not disappoint, viewing is strongly recommended. Please note, there is no for sale sign at this property.

PRICE: OFFERS IN THE REGION OF £650,000

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING B84

REF:GN280521HG

- A Most Impressive Detached Country Residence Occupying A Spacious And Private Setting Extending To Approximately One Acre
- Spacious And Highly Adaptable Accommodation / Approximately 3500 Square Feet To Include Garage / Exceptional Levels Of Specification Throughout And Excellent B84 Energy Rating
- Highly Desirable Rural Location With Shops Nearby And Access To Main Arterial Route For Easy Commuting And Access To Many Schools
- Fabulous Open Plan Reception Hall And Family Living Area With Feature Gallery Landing Above And Full Height Windows Overlooking Gardens
- Spacious Lounge With Recessed Remote Control Flame Effect Fire
- Dining Room With Polished Porcelain Floor And Double Doors To Large Deck Overlooking Gardens
- Spacious And Luxury Fitted Kitchen With Open Plan Dining/Family Living Area With Trifold Doors To Large Deck Area Overlooking Gardens
- Utility Room With Adjoining Cloakroom And Stairs To Study/Games Room
- Five Spacious Bedrooms (All With Walk In Robes)
- Ground Floor Guest Bedroom With Luxury Tiled Shower Room En Suite
- Master Bedroom Suite With Dressing Room And Luxury Bathroom En Suite
- Three Further Bedrooms To First Floor All With Walk In Robes And Two Sharing Luxury Shower Room En Suite
- Luxury Fitted And Tiled Bathroom With Freestanding Bath Tub And Walk In Shower Enclosure
- Extensive Gardens Laid In Lawns And Well Screened By Mature Trees, Shrubs And Hedges / Large Timber Deck Area Overlooking Gardens
- Integral Double Garage / Gravel Driveway With Remote Control Gated Entrance / Additional Parking Area
- Oil Fired Central Heating System With Grant Vortex Boiler
- Grey Wood Effect PVC Double Glazed Windows / Alarm System / BT Superfast Broadband Connection
- Close To Upper Ballinderry, Large Convenience Store Plus Hardware Shop And Accessible To Moira, International Airport And Lisburn
- Easy Commuting To Belfast And Many Other Parts Of The Province Plus Transport Links To Many Leading Schools

ACCOMMODATION

All measurements are approximate.

RECEPTION HALL:

Solid mahogany entrance door with double glazed side panels. Glazed double doors leading to Dining Room. Gallery landing above with glazed balustrade and large roof window. Polished porcelain tiled floor. Open plan to Family Room.



FAMILY ROOM:

5.06m (16'7") x 5.06m (16'7")

Measurements to include feature oak staircase with glazed balustrade. Feature full height ceiling. Large windows with aspects over gardens. Gallery landing above with glazed balustrade. Recessed spotlights. Polished porcelain tiled floor. Open plan and steps down to Lounge.



LOUNGE:

6.35m (20'10") x 5.20m (17'1")

Recessed remote control flame effect fire. Recess for TV with wiring. Large windows with aspects over mature and private gardens.



DINING ROOM:

4.11m (13'6") x 3.00m (9'10")

Polished porcelain tiled floor. Recessed spotlights. Double glazed double doors in wood effect grey pvc frames leading to large timber deck and gardens. Open plan leading to Kitchen and Dining Area.

KITCHEN AND DINING AREA WITH OPEN PLAN LIVING AREA

8.36m (27'5") x 4.95m (16'3")

Excellent range of modern units and centre island unit with dining bar. Corian work surfaces. Stainless steel sink unit with mono style swan neck tap. Britannia range style cooker with gas hobs. Integrated Bosch microwave and dishwasher. Open unit for American style fridge freezer with water supply. Polished porcelain tiled floor. Recessed spotlights. Feature tri fold doors opening out onto large timber deck with private aspects over mature rear gardens.



UTILITY ROOM:

Built in units with inset single drainer stainless steel sink unit with mono style mixer tap. Plumbed for washing machine. Polished porcelain tiled floor. Recessed spotlights. PVC composite door. Access to integral garage and staircase leading to Study.

ADJOINING CLOAKROOM:

Low flush suite. Close couple low flush wc. Floating vanity unit with wash hand basin and mono style mixer tap. Polished porcelain tiled floor. Recessed spotlight.



GUEST BEDROOM:

3.35m (11'0") x 3.30m (10'10")

Pleasant aspect over rear garden.
Walk in robe with light.



LUXURY TILED SHOWER ROOM EN SUITE:

Quadrant shower cubicle. Thermostatic shower. Floating vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Chrome finish heated towel rail. Feature wall and floor tiling. Recessed spotlights.

FIRST FLOOR: Feature gallery landing with glass balustrades overlooking family room. Views out over front garden. Recessed spotlights.



BEDROOM (1):

8.73m (28'8") x 4.95m (16'3")

Dual aspects over front and rear gardens. Walk in dressing room with built in units and fitted hanging rails.

LUXURY BATHROOM EN SUITE:

Contemporary white suite. Free standing bath tub. Centre mount mixer tap. Large quadrant shower cubicle with Myra Sport electric shower. Floating vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Feature wall and floor tiling. Recessed spotlights. Chrome finish heated towel rail. Roof window.



BEDROOM (2):

4.31m (14'2") x 3.82m (12'6")

Walk in robe with light.

LUXURY SHOWER ROOM EN SUITE:

Quadrant shower cubicle. Thermostatic shower. Vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Feature wall and floor tiling. Chrome finish heated towel rail. Recessed spotlights. Roof window. Access to Bedroom 4.



BEDROOM (3):

3.78m (12'5") x 3.31m (10'10")

Walk in robe with light.

BEDROOM (4):

3.30m (10'10") x 3.04m (10'0")

Walk in robe with light. Access to shared shower room en suite. Pleasant outlook over private rear gardens.



LUXURY BATHROOM:

Contemporary white suite. Free standing bath tub with tall stand independent mixer tap and shower attachment. Large walk in shower enclosure with thermostatic shower and drencher head. Floating vanity unit with mono style mixer tap. Close couple low flush wc. Chrome finish heated towel rail. Recessed spotlights. Large roof window. Feature wall and floor tiling.

SEPARATE WALK IN HOT PRESS:

Large insulated hot water cylinder.



GAMES ROOM OR HOME OFFICE:

5.36m (17'7") x 4.17m (13'8")

Measurements taken into slopping ceiling at one metre height and to include staircase.



OUTSIDE: Extensive setting extending to approximately 1 acre laid in lawns and well stocked with mature trees and shrubs. Gravel driveway and parking area with additional turning space or parking area. Large raised timber deck area to rear.

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 2020 to March 2021 £2783.52

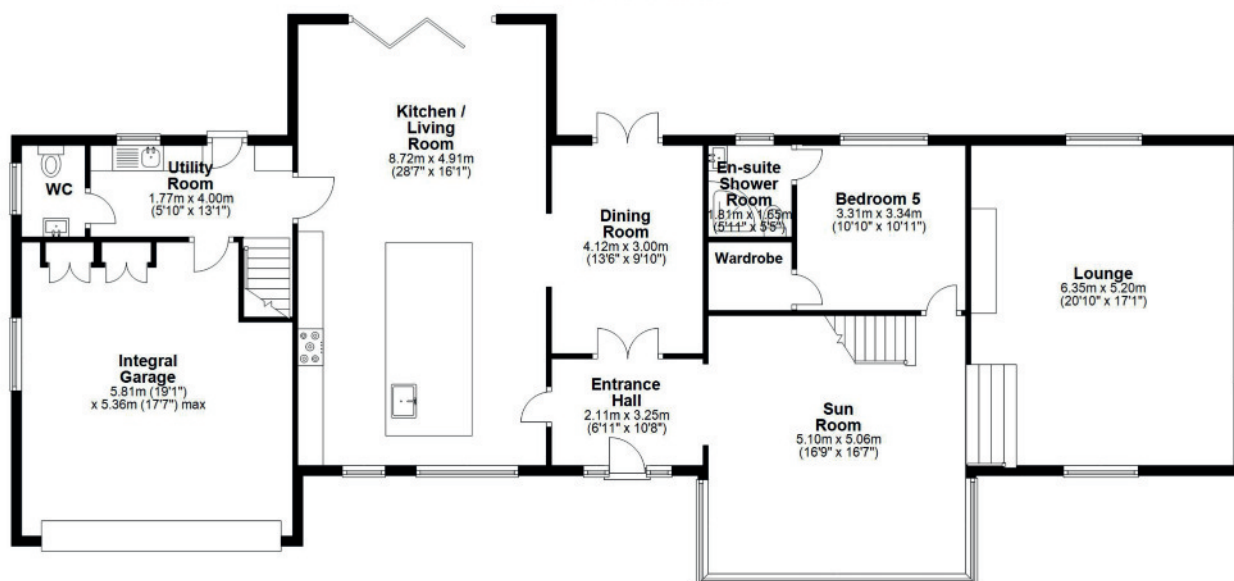
DIRECTIONS: From Upper Ballinderry proceed along Station Road, approximately 1 mile turn into entrance and take the middle lane, number 8b is the first property on the right. Please note, the lane is shared with 2 other properties only.

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



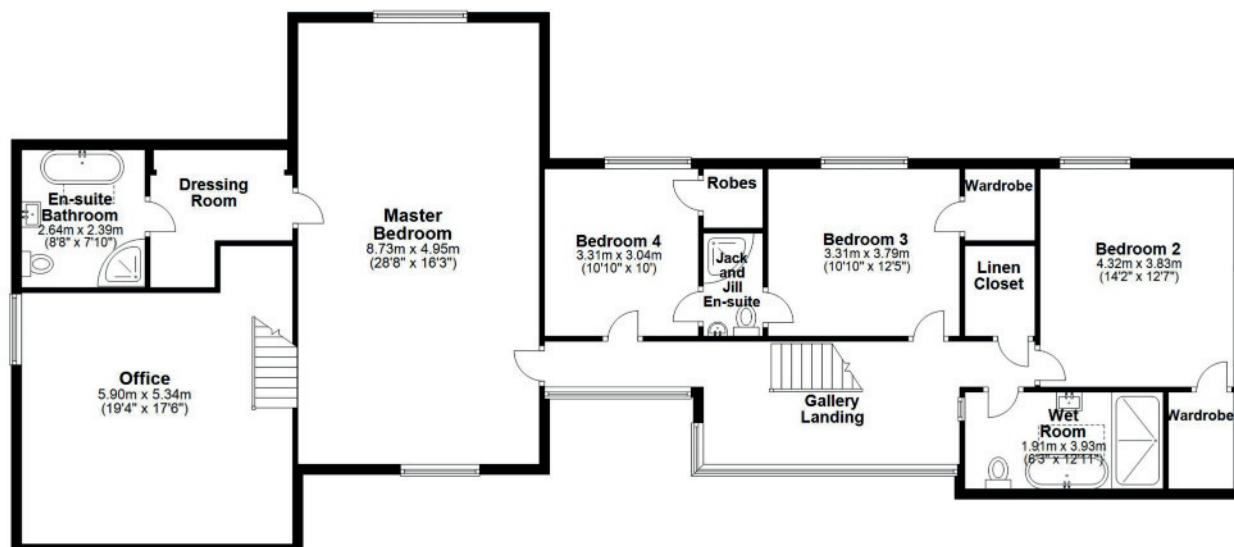
Ground Floor

Approx. 181.7 sq. metres (1955.6 sq. feet)



First Floor

Approx. 157.2 sq. metres (1691.9 sq. feet)



Total area: approx. 338.9 sq. metres (3647.5 sq. feet)

	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91	84	84
C 69-80		
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

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