



JOYCE CLARKE

TAKING YOU HOME

## FOR SALE

75 Gosford Road

Markethill

BT60 1RH

Bedroom	4
Reception	3
Bathroom	2



Impressive detached family home with garage set upon a fantastic site  
extending to C.1.7 acres

Offers in Excess of: £395,000

### Opening Times

Monday to Friday 9:00am - 5.30pm  
Saturday 10:00am - 12.00pm  
Sunday Closed

Open during lunchtime

Viewing strictly by appointment only

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75 Gosford Road is a truly unique property, set upon a fantastic plot extending to approximately C1.7 acres. This individually designed home is set to impress with it's well planned layout, and high end finishes throughout. Offering a flexible and spacious layout with four double bedrooms master suite having walk in wardrobe and access to family bathroom, open plan kitchen dining living through to sunroom, luxurious modern bathroom suite, lounge, office, utility and shower room. For those who desire additional space there is the option to extend into the first floor. A large integral garage completes the footprint of this beautifully presented home. To the outside the setting really is quite special with panoramic views of the countryside. Relax with family and friends on the patio, and enjoy the beautiful gardens laden with mature plants and trees. This property must be viewed to fully appreciate just how good it is!



- Impressive detached family home situated in a popular and sought after location
- Four double bedrooms
- Open plan kitchen diner living with excellent range of integrated appliances
- Three reception rooms to include sunroom
- Luxurious bathroom suite with free standing bath and separate shower
- Large integral garage
- Utility room and beam vacuum system
- Superb site extending to C.1.7 acres
- Panoramic views of the surrounding countryside
- Wood effect UPVC windows fascia and soffit





**ENTRANCE HALL**

Solid wood double entrance doors with feature glazed panels and side panels. Wood flooring. Alarm panel. Telephone point. Two single panel radiators. Access to walk-in cloakroom and walk-in hotpress.

**KITCHEN, LIVING, DINING ROOM**

04.58m x 9.19m (15' 0" x 30' 2")  
Bright and spacious triple aspect room. Fantastic range of high and low level kitchen cabinets with solid wood doors including display cabinets with glazed panels, under unit lighting and microwave cupboard. Range of appliances include eyelevel double oven, five ring gas hob with integral extractor fan above, integrated fridge freezer and dishwasher. Ceramic one and half bowl sink and drainage unit including pelmet with downlighting above. Tiled flooring and splashback to kitchen area. Recessed lighting to kitchen area. Feature brick fireplace with wood mantel and tiled hearth. Wood flooring. TV point for wall mounted TV. Telephone point. Underfloor heating to kitchen area. Double panel radiator. Open plan to sunroom.

**SUNROOM**

3.30m x 3.48m (10' 10" x 11' 5")  
Beautiful views of surrounding countryside and towards Mourne Mountains. Double panel radiator. Double UPVC patio doors leading to patio area. Wood flooring.

**OFFICE/PLAYROOM**

3.16m x 2.28m (10' 4" x 7' 6")  
Tiled flooring with underfloor heating. Single panel radiator. TV and telephone points.

**UTILITY ROOM AND REAR HALL**

UPVC door with glazed panel giving access to rear of property. Range of high and low level units with space for washing machine and tumble dryer. Stainless steel sink and drainage unit. Tiled flooring and splashback. Single panel radiator

**SHOWER ROOM**

1.89m x 1.73m (6' 2" x 5' 8")  
Fully tiled walls and flooring. Shower enclosure with mains fed shower. Close coupled WC and corner wash hand basin. Single panel radiator. Extractor fan.

**INTEGRAL GARAGE**

6.27m x 4.27m (20' 7" x 14' 0")  
Double wood garage doors. Windows providing natural light. Power points and lighting. Beam vacuum system tank. Oil fired burner. Access to attic.

**LIVING ROOM**

4.52m x 4.23m (14' 10" x 13' 11")  
Front aspect reception room. Limestone fireplace surround with electric insert. Reclaimed solid wood flooring. Double panel radiator. TV point.





MASTER BEDROOM

4.72m x 4.13m (15' 6" x 13' 7")

Rear aspect double bedroom. Walk-in wardrobe with clothes rails, shelving and lighting. Wood effect laminate flooring. TV point for wall mounted TV. Single panel radiator. Door giving access to family bathroom. Double panel radiator.

BEDROOM THREE

2.98m x 4.23m (9' 9" x 13' 11")

Front aspect double bedroom. Built-in slide wardrobes. TV point for wall mounted TV. Double panel radiator.

BEDROOM FOUR

2.95m x 4.23m (9' 8" x 13' 11")

Front aspect double bedroom. Built-in slide wardrobes. TV point for wall mounted TV. Double panel radiator.

FAMILY BATHROOM

3.19m x 4.10m (10' 6" x 13' 5")

Impressive fully tiled modern family bathroom with four piece suite comprising of freestanding bath with freestanding taps and shower head attachment, back to wall dual flush WC, oversized floating wash hand basin with vanity unit below and large walk-in shower with mains fed shower and additional rainfall showerhead. Heated towel rail. Underfloor heating. Heated towel rail. Recessed lighting. Extractor fan.

BEDROOM TWO

3.68m x 4.13m (12' 1" x 13' 7")

Rear aspect double bedroom. TV point for wall mounted TV. Wood effect laminate flooring. Double panel radiator.

OUTSIDE

FRONT

Pillared entrance with mature hedging and fence to front boundary. Tarmac driveway sweeping to front of property and giving access to additional parking to rear. Front gardens laid in lawn with mature planting and bedding. Covered porch tiled steps and ramp leading to front door.

REAR

Concrete area providing excellent parking and storage. Flood light and additional outside lighting. Hot and cold outside taps. Garden shed with lighting, power points and external power points. Lean-to for dry storage area. Oil tank. Children's garden playframe



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