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25 KENSINGTON MANOR
Dollingstown BT66 7HR

Offers around
£299,950

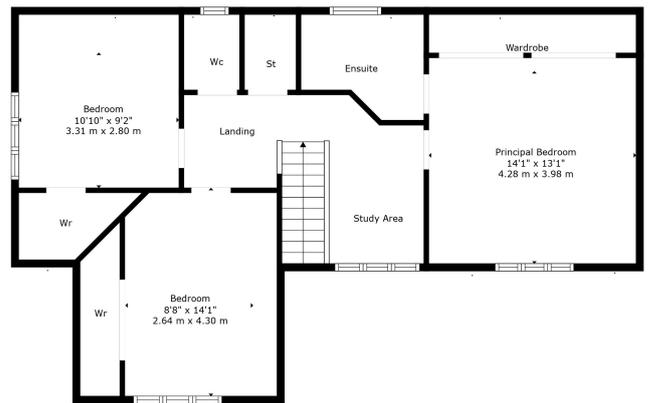
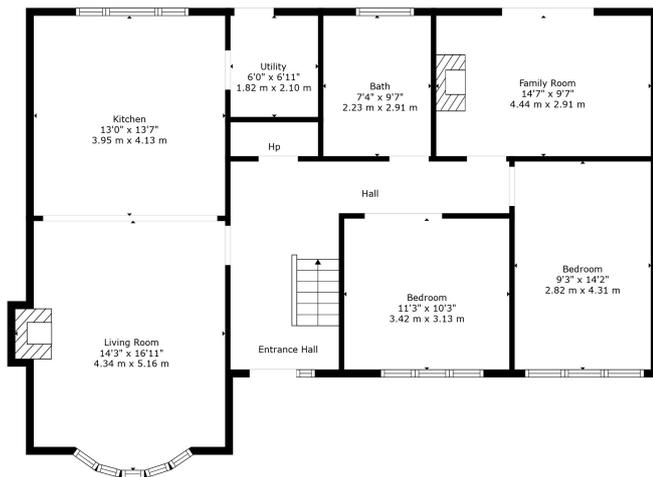




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25 Kensington Manor, Dollingstown



TOTAL: 1714 sq. ft, 159 m2
 FLOOR 1: 1081 sq. ft, 100 m2, FLOOR 2: 633 sq. ft, 59 m2
 EXCLUDED AREAS: FIREPLACE: 4 sq. ft, 0 m2, ∴ 177 sq. ft, 18 m2, WARDROBE: 13 sq. ft, 1 m2,
 STUDY AREA: 1 sq. ft, 0 m2

Sizes And Dimensions Are Approximate. Actual May Vary.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Description

A wonderfully designed and very well proportioned detached Tudor style dwelling, nestling within a much admired residential development of quality homes, located just off the Inn Road of Dollingstown and convenient to local amenities as well as good road networks to neighbouring towns and villages. The site enjoys a private aspect to the rear.

The property has deceptively spacious and flexible accommodation including a tremendous open plan drawing room and kitchen creating a fantastic opportunity for the family market in particular. Viewing a must!

Features

- Exclusive detached Tudor style home with matching detached double garage
- Bright entrance hallway with spindled staircase to the first floor accommodation. Built in cloak room
- Stunning open plan drawing room with bay window and brick fireplace and inset cast iron multi fuel stove
- Open plan to kitchen with a good range of quality high and low level units finished in a contemporary style and including a recess for a range style cooker, space for a double fridge/freezer and has a built in dish washer and built in microwave oven
- Separate utility room with fitted units and space for appliances
- 5 Generous bedrooms, master bedroom on the first floor with ensuite shower room
- Separate family room with feature inset contemporary style electric fire and fitted shelving. Doors to the rear garden
- Spacious landing area with a separate WC with wash hand basin
- Neat gardens to the front and rear laid out in lawns with some mature planting
- Private aspect to the rear
- Double glazed windows in hardwood frames
- PVC exterior doors
- Oil fired central heating
- Double width gravel driveway



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Stewart Estate Agents, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. Stewart Estate Agents has not tested any equipment, apparatus, fittings or services and cannot verify that these are in working order.