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89 BUDORE ROAD

Belfast BT14 8SG

offers around

£465,000







Description:

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This very spacious detached country home is a welcome addition to the current market, having generously proportioned accommodation that is most deceptive from first impressions and skilfully arranged over two floors, extending to approximately 3,600 sq.ft.

The property enjoys a stunning rural setting with attractive countryside views and providing a highly level privacy, yet approximately 5 Miles from Belfast, 8 Miles from Belfast and 4 Miles to the Nutts Corner roundabout for Belfast International Airport, Antrim and the North.

A separate yard with cattle shed and outbuildings will have a particular appeal and will create a fantastic opportunity for those wishing to pursue an interest of hobby. Viewing a must!

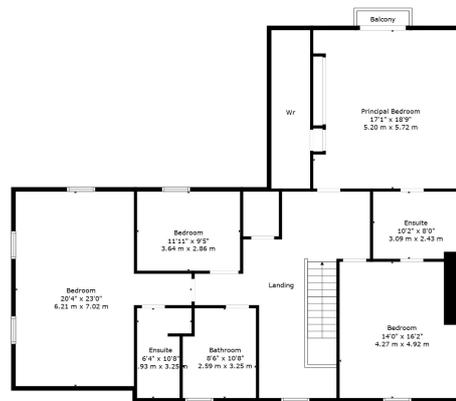
- Impressive detached country home extending to approximately 3,600 sq.ft.
- Exceptionally well designed with spacious accommodation skilfully arranged over two floors
- Five spacious bedrooms, master bedroom with a walk-in wardrobe and ensuite shower room
- Bedrooms two and three on the first floor with a connecting Jack and Jill ensuite shower room
- Bedroom 4 with an ensuite shower room
- Separate study or bedroom six if required
- Stylish front door with an attractive fan light above, leading to a spacious hallway with oak spindled staircase to the first floor accommodation
- Downstairs shower room with shower cubicle, WC and wash hand basin
- Attractive and bright living room with a feature fireplace
- Separate family room or dining room if preferred
- Stunning open plan kitchen with dining area and double doors leading into a vaulted sun room with beamed ceiling and a cast iron multi-fuel stove
- Beautifully designed kitchen with an excellent range of high and low level cabinetry, including a central island unit with breakfast area, worktops are Corian. Space for a free standing range style cooker with feature over mantle, area for a free standing fridge/freezer and a built in dishwasher
- Separate utility room with a good range of fitted units, including space for a washing machine, space for a free standing freezer and space for a tumble dryer
- Downstairs cloak room with WC and wash hand basin
- Spacious landing area with hotpress
- Spacious bathroom with a white suite including a traditional style free standing bath, WC and wash hand basin. Pained wooden floor and matching wainscoting
- Site extends to approximately 2.5 acres of lands including a small yard area incorporating a cattle shed and out housing
- PVC double glazed windows
- Oil fired central heating
- Patio area to the rear
- Built circa 2013
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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

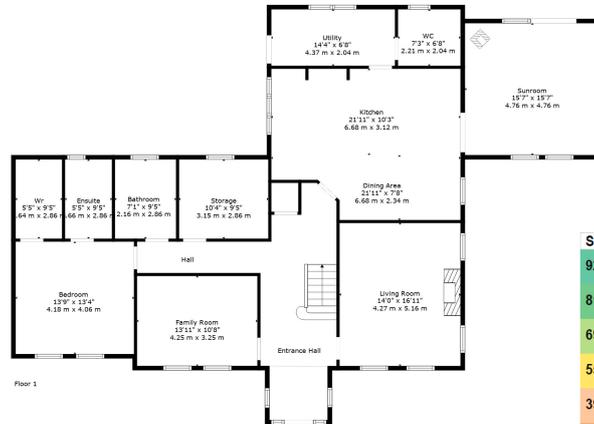
These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements 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.







Floor 2



Floor 1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL: 3437 sq. ft, 320 m2
 FLOOR 1: 1781 sq. ft, 166 m2, FLOOR 2: 1656 sq. ft, 154 m2
 EXCLUDED AREAS: STORAGE: 97 sq. ft, 9 m2, ENTRANCE HALL: 43 sq. ft, 4 m2, BALCONY: 11 sq. ft, 1 m2

Sizes And Dimensions Are Approximate. Actual May Vary.

