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## 17 KENSINGTON MANOR

Dollingstown BT66 7HR



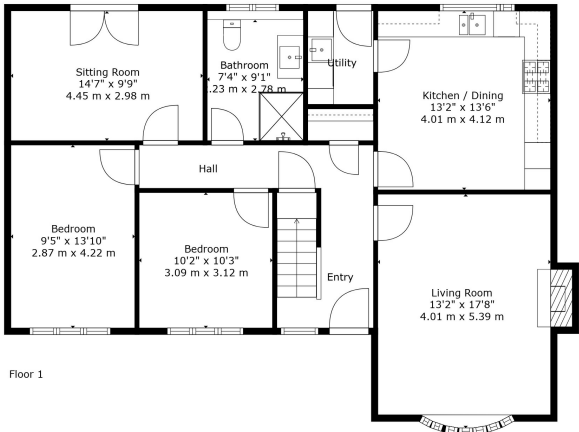
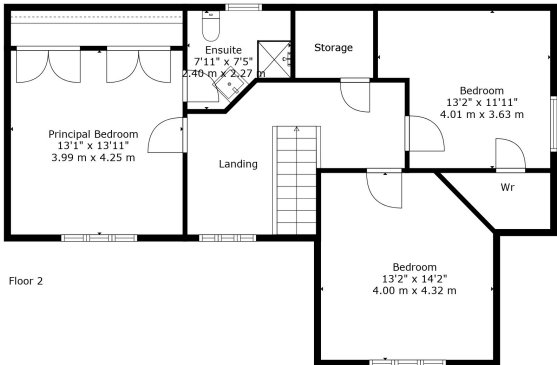
Offers around  
**£319,950**











**TOTAL: 1828 sq. ft, 170 m2**  
FLOOR 1: 1082 sq. ft, 101 m2, FLOOR 2: 746 sq. ft, 69 m2  
EXCLUDED AREAS: FIREPLACE: 9 sq. ft, 1 m2, LOW CEILING: 71 sq. ft, 7 m2

Sizes And Dimensions Are Approximate. Actual May Vary.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

## Description

A very charming detached 'Tudor' style chalet bungalow providing wonderfully spacious and very deceptive internal accommodation, that has all the flexibility of alternative layouts, which will appeal to a wide spectrum of potential purchasers with different needs and requirements.

The property has been beautifully presented through out, providing many important selling features including contemporary Shaker style kitchen cabinetry and matching utility room, modern fitted shower rooms and a very attractive fireplace with inset cast iron cream coloured multi fuel stove. A stunning and meticulous rear garden undoubtedly creates a magnificent backdrop to this exclusive residence.

Kensington manor is a much admired development of practically designed homes located on the edge of Dollingstown and close to the main Belfast Road for commuters. Viewing an absolute must!

### Features:-

- An exclusive detached 'Tudor' style residence
- Four or five spacious bedrooms, two or three reception rooms
- Master bedroom with a modern style ensuite shower room
- Covered entrance porch. An attractive front door leading into a bright and spacious hallway with cloak room and a Spindled staircase to the first floor gallery style landing
- Elegant living room with a feature bow window and an attractive fireplace with a cream coloured cast iron stove
- Stunning contemporary style kitchen with stylish Shaker style high and low level cabinetry. Built in double oven and inset hob with extractor fan above. Built in dish washer. Built in fridge/freezer. Large double larder cabinet
- Separate utility room with modern fitted cabinetry including space for a washing machine and space for tumble dryer
- Shower room on the ground floor with a modern and contemporary white suite including a shower, WC and vanity wash hand basin
- Detached double garage with a electric sectional garage door
- Brick paved pathways and patio area with gates to each side of the house
- Stunning gardens laid out in neat lawns with floral beds and borders. Some specimen mature planting
- Gas fired central heating
- PVC double glazed windows
- Solar panels for energy efficiency

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.

