



Nestled within the mature grounds of 'Moorlands', a circa 1840 Georgian country house. Moorlands Wood is a small, exclusive cul-de-sac of just four luxury family homes. Approached from the Castlewellan Road via an impressive granite pillared entrance with wrought iron vehicular and pedestrian gates. Moorlands Wood is a beautifully mature setting of woodland with this small cul-de-sac development nestled within. The property is finished to extremely high specification throughout which includes extensive floor tiling by David Scott Tiling and a superb kitchen by 'Hacker' to include a range of high end integrated appliances. Combined with extensive built-in furnishing, the high quality sanitary ware and other luxury finishes, this house will hold wide appeal to the prospective purchaser looking for that elusive luxury modern home in a quiet, highly desirable location.

Ideally suited for modern family living and just minutes' walk within a short distance of the town centre, local amenities and leading schools are all close by. Furthermore this home is ideal for those commuting North or South to Belfast, Dublin or beyond. Early Viewing is recommended for full appreciation of the setting and accommodation on offer.

**Offers Around
£475,000**

3 Moorlands Wood,
BANBRIDGE,
BT32 4QT

Viewing by
appointment with
& through agent
028 9266 1700

- Nestled within this quiet and much sought after cul-de-sac development of 4 luxury homes
- Approached from the Castlewella Road via an impressive granite pillared entrance
- Impressive Five bedroom family home
- Underfloor Mains Gas Fired Central Heating
- Double Glazing throughout
- Detailed Oak Internal Doors, Skirting and Architraves
- All Tiles Supplied By David Scott Tiles
- Hacker German Made Kitchen with high end appliances
- Beam Vacuum System
- Luxury Sanitary Ware
- Feature Solid Oak Staircase
- CAT5 Cabling Throughout
- Early Viewing is recommended to fully appreciate this family home
- Flat front lawn with spacious tarmac driveway / parking area to the front for multiple vehicles. In a mature setting the private, enclosed rear garden is in lawn with extensive slate paved patio areas to all the exterior doors across the rear of the property leading from principle reception rooms.

The Property Comprises:

Ground Floor

PORCH: Solid wood door, ceramic tiled floor, glazed door with matching side panels, through to...



ENTRANCE HALL: Ceramic tiled floor, feature oak staircase, feature floor to ceiling glazing, recessed spot lights.



LOUNGE: 23' 5" x 16' 3" (7.14m x 4.95m) Ceramic tiled floor, double doors to front and rear, feature stone fireplace, gas fire with stone hearth with integrated storage,

STUDY: 11' 4" x 10' 5" (3.45m x 3.18m) Home office hub, tiled floor, recessed spot lighting.

WC: Ceramic tiled floor, enclosed low flush WC, ceramic tiled splashbacks, feature wash hand basin, spotlights, extractor fan.



KITCHEN/LIVING/DINING: 36' 6" x 23' 5" (11.13m x 7.14m) Hacker German kitchen, ceramic tiled floor, triple doors out to rear, spotlighting, range of high and low level units including centre island with glass breakfast bar, quartz worktops with frame stainless steel sink, mixer tap and filtered tap, single ring gas hob, Blanco stainless steel extractor, Neff electric oven and warming drawer, Neff small electric oven and microwave combi oven, integrated dishwasher and extractor.





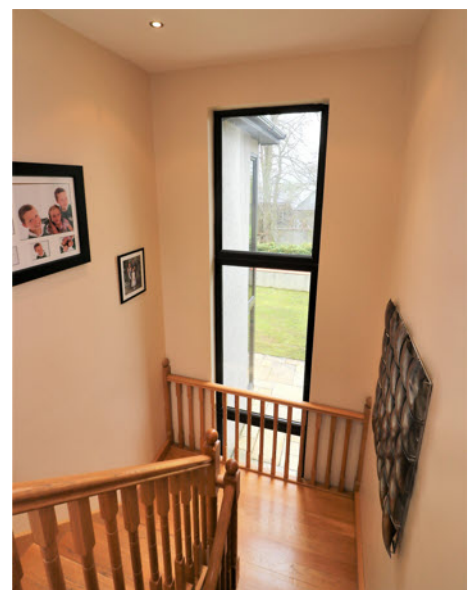
REAR HALLWAY/UTILITY: Ceramic tiled floor, range of high and low level units, stainless steel sink with mixer tap, space for washing machine and dishwasher, door to rear, front and also through to integrated garage.

INTEGRAL DOUBLE GARAGE: 19' 7" x 19' 6" (5.97m x 5.94m) Twin electric roller shutter, door to rear, gas boiler, rear vacuum system, stairs to room above.

First Floor

ROOM ABOVE GARAGE: 19' 7" x 19' 7" (5.97m x 5.97m) Laminate wooden floor, 2 velux in roof.

WC: Enclosed low flush WC, wash hand basin, ceramic tiled floor and part tiled walls.



LANDING: Ceramic tiled wood effect floor, recessed spotlighting, hot press.



BEDROOM (1): 20' 1" x 14' 4" (6.12m x 4.37m) Part tiled floor, integrated sliderobes, feature double doors out to balcony, spotlighting.



ENSUITE SHOWER ROOM: Part tiled floor, floor to ceiling tiling, enclosed low flush WC, vanity with wash hand basin, feature double shower, chrome heated towel rail, spotlights and extractor.



BEDROOM (2): 12' 0" x 12' 0" (3.66m x 3.66m) Integrated sliderobes, dressing table, bedside table, spotlights.



BEDROOM (3): 16' 5" x 13' 4" (5m x 4.06m) Integrated sliderobes, dressing table, bedside table, spotlights.



BEDROOM (4): 12' 0" x 11' 7" (3.66m x 3.53m) Integrated sliderobes, dressing table, bedside table, spotlights.



BATHROOM: Ceramic tiled floor, feature mosaic tiling, freestanding thermostatic shower, free standing bath with off the floor taps, chrome heated towel rail, enclosed low flush WC, wash hand basin, spotlights and extractor.



BEDROOM (5): 12' 1" x 11' 6" (3.68m x 3.51m) Ceramic tiled floor, spotlights and access to roofspace.



Outside

FRONT: Tarmac driveway leading to integral garage and ample parking for multiple vehicles, flagged pathway to front door and side of property, low gravel beds with shrub planting.

REAR: Flagged patio area, generous flat open lawn, bordered by mature hedges.

Energy Rating

Epc Type: Domestic

Current: C78

Potential: C78

EPC Landmark Code: 9761-0324-7550-5093-6996

[Epc Certificate](#)

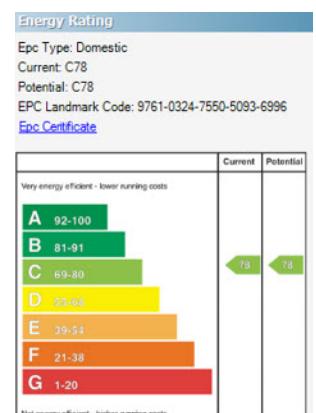
	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80	78	78
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		



Location:

When leaving the A1 via Old Manse Road towards the Castlewellan Road, turn right at the T-Junction and then Moorelands Wood is on the right hand side

Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 North Down - 028 90 42 4747
 Lisburn - 028 92 66 1700
www.templetonrobinson.com



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