



## 10 Baronsgrange Rise, Carryduff, BT8 8GE

**Asking Price £284,950**

Baronsgrange is one of Carryduff's newest and most popular developments of late, with an excellent mix of properties. This particular semi detached home offers spacious accommodation comprising three well proportioned bedrooms, master with en-suite, great sized lounge and a superb kitchen dining along the rear of the property. The property also benefits from a downstairs W/C and white bathroom suite on first floor. At the time of construction the present vendors added to original specification with upgrades to the driveway, external electrics, tiling, kitchen units, wiring for CCTV, additional HDMI and internet connections and centralised entertainment systems, plumbing for American fridge /freezer, extended gas hob and extractor, wiring for LED mirror lights in all bathrooms and the installation of a Tado smart heating, controlled via smart phone app. Externally there is ample parking for 2 -3 cars and an excellent enclosed south westerly garden with composite decked patio with electrically controlled awning. All in all this is a superb, efficient home with nothing to do but add your own furniture.

- Beautifully Decorated & Presented Semi Detached Home
- Spacious Lounge To The Front
- Downstairs W/C
- Gas Heating dual zone Controlled Via Tado Smart App With Brink Heat Recovery And Ventilation System
- Driveway With Ample Parking
- Three Bedrooms One En-Suite
- Superb Kitchen / Dining To Rear Overlooking The Mature Elevated Garden
- Contemporary White Bathroom Suite On The 1st Floor
- Triple Glazing Anthracite Windows/ Double Glazing Bar Sliding Doors off Kitchen
- Two-tier Composite Decked Patio and fencing with inset LED Lighting. Electrically Controlled Awning & Garden To Rear

Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		84	84
		EU Directive	





**Entrance**



**Apeer Composite 5-point locking system front door to entrance hall. Shelved Under-stairs storage.**



**Spacious Lounge 16'6 x 10'4 (5.03m x 3.15m)**



**Raised TV points and additional HMDI and Internet Points.**



### Down-stairs w.c



Low flush w.c Sink unit with mixer taps. Part tiled walls, tiled floor. Heated chrome towel rack. LED illuminated mirror. Spot-lights.

### Fantastic Kitchen / Dining 19'7 x 10'9 (5.97m x 3.28m)



Superb range of contemporary units with rose gold handles, extended to ceiling height. Stone effect worktops. Built in Schöck double sink unit with rose gold mixer taps. Integrated Samsung fridge freezer, Zanussi dish-washer and washing machine. Zanussi 5 ring gas hob and built in oven. 900mm overhead extractor fan, built in oven. Stunning hand-crafted Copper tiled splash back from Netherlands, Spot-lights. Under and over unit LED smart lighting. Double glazed sliding doors with glazed side panel providing access to the rear, but also flooding the kitchen with natural light.







## First Floor

### Bedroom One 13'4 x 12'5 (4.06m x 3.78m)



Raised TV points and additional HDMI and Internet Points.

## En-suite



Comprising walk in UPVC panelled shower cubicle, chrome shower unit, wash hand basin with tiled splashback to the floor, mixer taps and storage below, LED illuminated mirror above, low flush w.c Heated chrome towel rail. Spot-lights. Tiled flooring.

**Bedroom Two 10'9 x 9'4 (3.28m x 2.84m)**

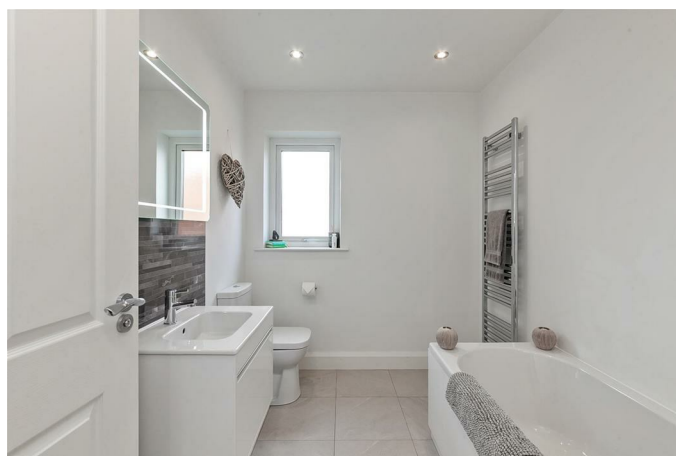


**Bedroom Three 11'2 x 10'0 (3.40m x 3.05m)**

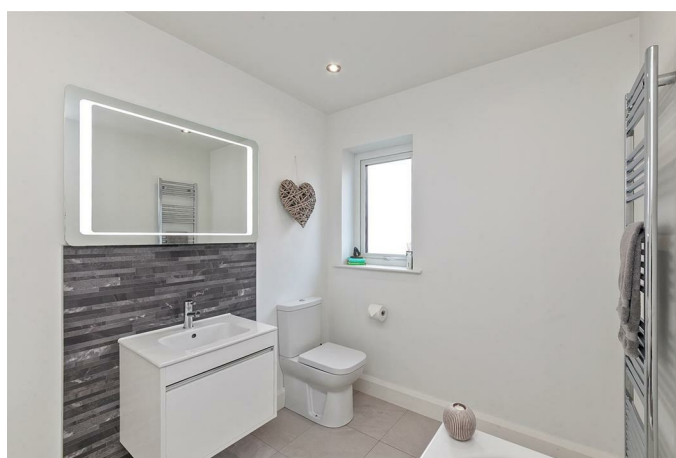


**Walnut flooring**

**Contemporary Bathroom Suite**



White suite comprising panelled bath with mixer taps and telephone hand shower, wash hand basin mixer taps and storage below, LED illuminated mirror above, low flush w/c, Heated chrome towel rail, spotlights, part tiled walls, tiled floor.



**Landing**

Hot-press housing Brink heat recovery system.  
Access to part floored roof space via fold down ladder.



### Outside Front

Front garden laid in lawn.

Tarmac driveway with ample parking for 2/3 cars.

External electric points.

Outside Tap.

### Outside Rear



From the Kitchen/Dining area access is provided to the south westerly facing composite decked area that can be shaded with the electrically controlled awning and rear garden laid in lawns.

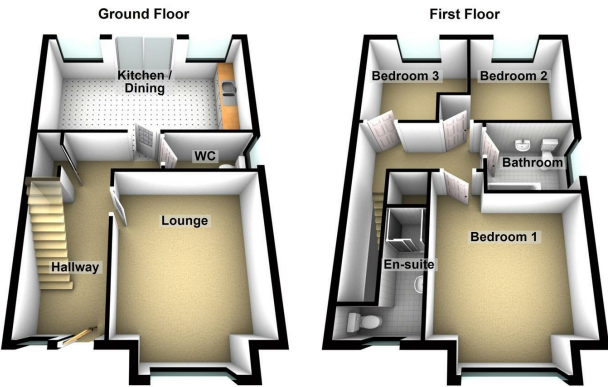
Elevated views of Carryduff Park whilst privacy is provided from the mature trees, hedging and composite fencing.

Wooden storage shed with light and power.



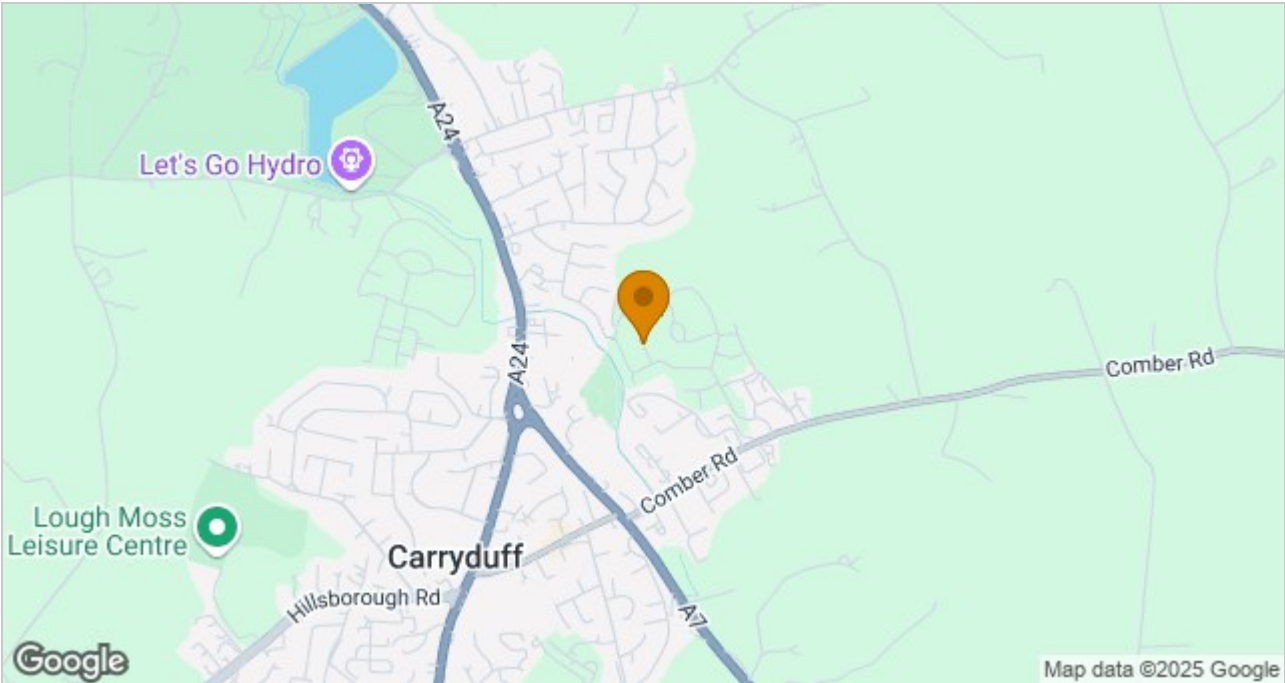


Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan. Plan produced using PlanUp.

Area Map



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