



3B Claragh Road
Knocksticken, Downpatrick
BT30 8RF

**Offers In The
Region Of £645,000**

- Absolutely Stunning Detached Home
- Interior Swimming Pool & Gym
- Stunning Kitchen/Living Area
- Games Room
- Cinema Room
- Five Bedrooms including current office
- Detached Double Garage with additional loft
- Large, Spacious Site (C.0.9 Acres)
- Modern Construction & Design



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		





Welcome to this stunning detached home located on the Claragh Road in County Down, less than two miles from Dundrum, recently named as best place to live in Northern Ireland.

This property was thoughtfully designed and built by the current owners to create a magnificent home ideal for the growing family with wonderful entertainment space, well proportioned bedrooms and a swimming pool for the Olympians of the future.

Don't miss the opportunity to make this impressive property your new home. With its modern amenities, luxurious features, and prime location not far from Newcastle, this home is a true gem waiting to be discovered.

GROUND FLOOR

The modern interiors are beautifully designed with top-quality finishes, ensuring a luxurious living experience. The accommodation on the ground floor comprises of an entrance porch leading to a reception hall with staircase to the first floor. There are four reception rooms, including dining room, lounge, kitchen/living space and the living room. The star of the show on the ground floor is the fully heated swimming pool providing the perfect spot for a refreshing dip or a relaxing swim all year round. For those who are fitness enthusiasts, the gym offers a convenient space to stay active without leaving the comfort of your home and a convenient wet room to refresh afterwards. The accommodation on the ground floor also includes two spacious bedrooms of which the primary has a luxury fitted dressing room and the second with fitted robes. Additionally there is a utility room, office, family bathroom and separate WC.

FIRST FLOOR

Entertainment is taken to the next level with a dedicated games room and cinema, ideal for hosting game nights or simply unwinding after a long day. Whether you enjoy a friendly game of pool or prefer video games, this space has something for everyone. There is also two additional bedrooms and a shower room and a very practical large linen store.

OUTSIDE

This amazing home is located on a site extending to C. 0.9 Acres with extensive gardens laid in lawn. There is a beautiful granite paved patio area ideal for enjoying the summer sunshine. For those interested in gardening, the property also includes a fantastic green house and raised vegetable beds which are all fully enclosed.

A LITTLE EXTRA

As you would expect in a house of this standard, there are things sure to take you by surprise. To fully appreciate what is on offer contact us to arrange a private showing. The sale is being handled by Edel Curran who is based in our Downpatrick Branch. Edel can be contacted on 02844612100 or email edel@quinnestateagents.com



For any enquiry relating to this property, please contact

Edel Curran

edel@quinnestateagents.com
07703 612 257

Ballynahinch Branch

24 High Street
Ballynahinch BT24 8AB
028 9756 4400

Downpatrick Branch

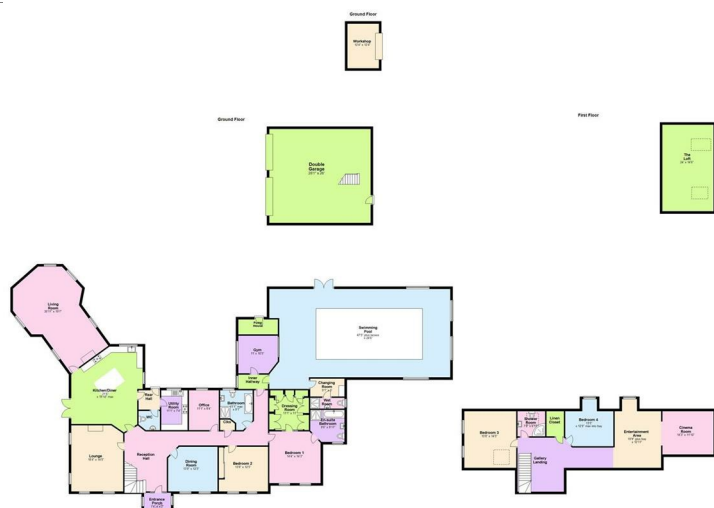
15 Market Street
Downpatrick BT3 06LR
028 4461 2100

Banbridge Branch

18 Bridge Street
Banbridge BT32 3JS
028 4062 2226

General Enquiries

downpatrick@quinnestateagents.com



Terms & Conditions: Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by thorough inspection of the property and we recommend that any prospective purchaser should employ the professional services of a building surveyor and consider their findings prior to entering into contract. All such fees associated with this work will be the responsibility of the prospective purchaser regardless of whether the sale completes or not. In addition, none of the appliances or installations have been tested in any way whatsoever and it is our recommendation that a purchaser should fully satisfy themselves by employing an appropriate expert. We would also like to advise that our measurements are taken from the widest points of each room and should not be relied upon as completely accurate. You should not make decisions based on the measurements provided and double check measurements at all times. Valuation/Mortgage Service: As part of our service we would remind Vendors and potential purchasers that we have a Mortgage Broker available at this branch. If you are thinking of selling, we would be happy to carry out a free market appraisal of your property.

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