

## 22 Whiterock Road, Newtownhamilton, BT35 0AW



**Guide Price £375,000**



We are delighted to welcome new to the market, this beautiful spacious six bedroom detached family home situated on a spacious private site on the Whiterock Road which is a short distance from Whitecross.

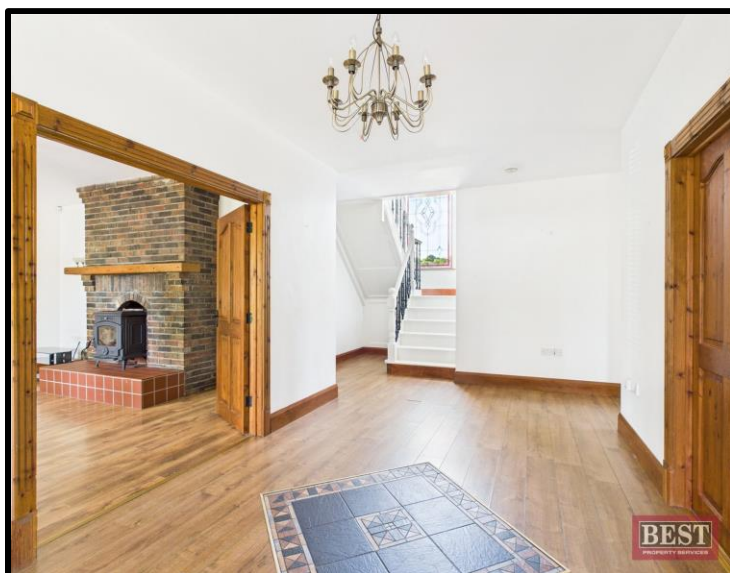
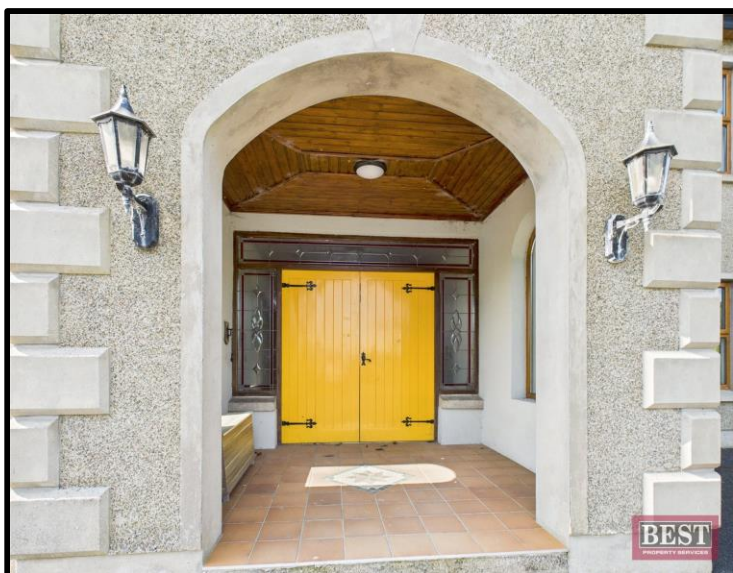
This detached family home consists of a welcoming entrance porch hall with double doors leading to the inner hallway. To the right hand side you will find the main lounge which has laminate flooring and a feature fireplace with an open fire. To the left hand side double doors lead to the living room which has a feature brick fireplace with wood burning stove open plan to the dining room. The dining room is open plan to the kitchen which has a host of upper and lower level units with built in hob and oven with space for a fridge freezer. The utility room is adjacent and has a wide range of upper and lower level units, plumbed for a washing machine and laundry chute. To the rear of the kitchen you will find a large sunroom with brick fireplace and opening for stove, there is laminate flooring and built in cupboards – with double doors leading to the rear yard and patio area. Moving down the hall you will find the fully tiled bathroom with three piece suite and separate jacuzzi bath. There is also a bedroom on this level which would also be ideal as a home office.

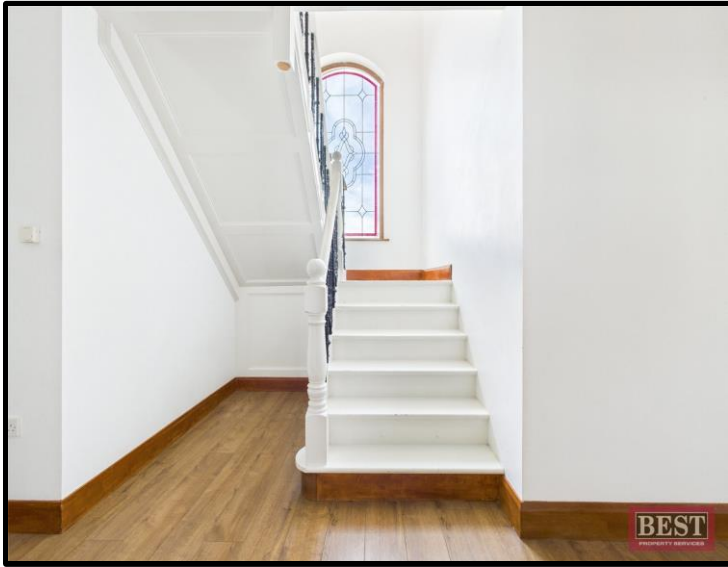
Moving upstairs there is a feature stained glass window with splendid views overlooking the surrounding countryside and large galleried landing. To the right hand side of the stairs you will find two double bedrooms with a Jack and Jill fully tiled ensuite shower room and wooden flooring and the shelved walk in hotpress. To the left hand side of the property you will find a further three bedrooms (one of which has a fully tiled ensuite shower room). Whilst the main bedroom also consists of a fully tiled ensuite bathroom with three piece suite and separate jacuzzi bath, dressing room and additional built in wardrobe which is fully shelved and railed.

Externally to the rear of the house there is a large detached garage which may be suitable for a variety of uses. Additionally to the front side and the rear there are ample gardens laid in lawns with a selection of mature shrubs, plants and trees. The tarmac driveway to the front and side has ample room for several cars with a large concrete yard to the rear and timber fencing to the sides and rear boundary.

This beautiful property would make an exceptional family home for a growing family!

- SUPERIOR DETACHED FAMILY HOME WITHIN A RURAL SETTING
- Ground Floor Accommodation: Entrance Porch, Entrance Hallway, Lounge, Living Room, Dining Room, Sun Room, Kitchen, Utility Room, Bedroom 1, Family Bathroom.
- First Floor Level Accommodation: Gallery, Five Bedrooms, Three Ensuite Shower/Bathrooms, Dressing Room, Built in wardrobe.
- Wired for surround sound music. Wired for Intruder Alarm.
- Oil Fired Central Heating. Pvc Double Glazing.
- Detached Double Garage electronically controlled.
- Tarmac Driveway. Paved area to the rear with concrete yard to the rear.
- Block walls to front boundary with timber fencing to side and rear boundary.
- Gardens to front, side and rear with lawns laid in grass with a variety of mature plants and shrubs.





# Floorplan

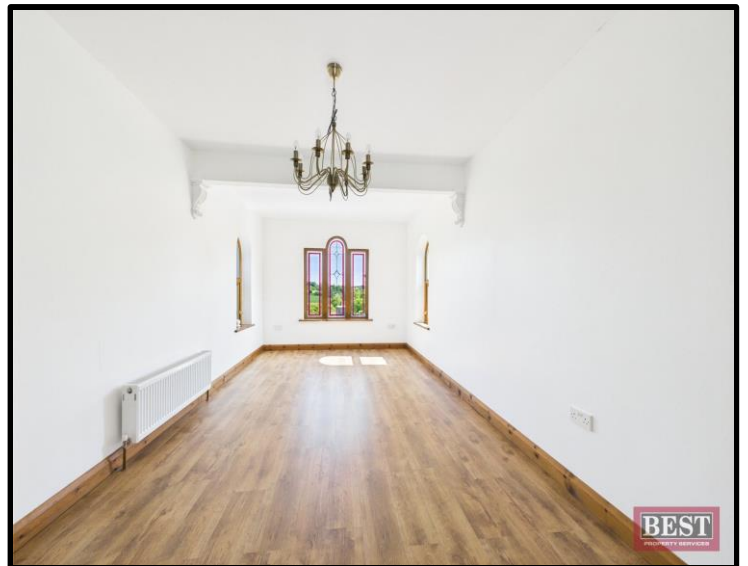
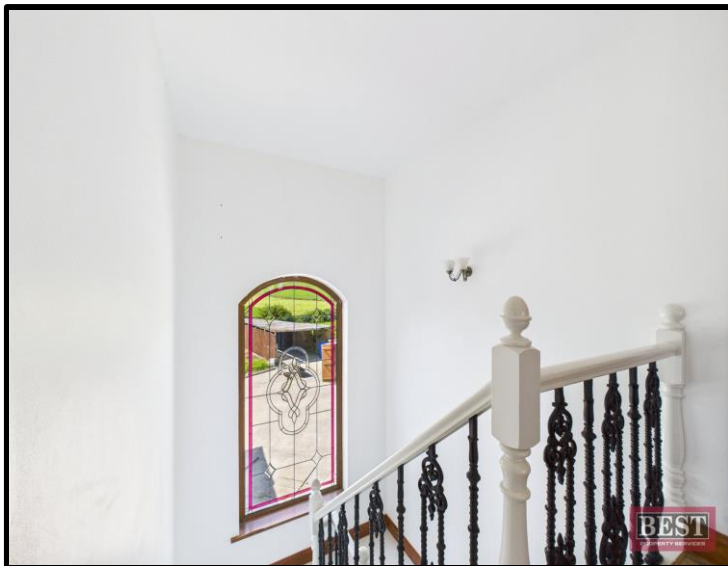


Floor 1 Building 1



Floor 2 Building 1













## **Energy Performance Certificate**

TBC

### **Viewing:**

By appointment only

Our Office is Open 6 days a week  
Monday, Wednesday & Thursday  
Tuesday  
Friday  
Saturday

### **Customer Due Diligence**

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Best Property Services Ltd. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

### **Intending Purchasers**

To assist you in your decision to move we will be pleased to call and advise you with regard to the value of your existing property without obligation. We are also in a position to introduce you to an independent Financial Advisor in respect of arranging a mortgage for this property – please contact us for details.

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 any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Best Property Services nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

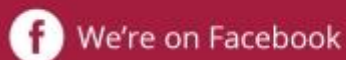
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

### **REQUEST A VALUATION**

We would be delighted to visit your property and give you a Free Valuation and some helpful advice regarding the sale or rental of your property. Let us help you make your dream move by ensuring your property receives maximum marketing exposure and the highest possible price. We look forward to hearing from you.

### **Important Information:**

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract. Photographs are reproduced for



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