Grant Estate Agents
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57a Gransha Road

Kircubbin, Newtownards, BT22 1AJ

"At one with nature... This is a beautiful and spacious detached home, set within a woodland copse, that embraces its rural surroundings and boasts dual aspect windows to all main rooms ensuring that the light and views are ever present - what an amazing place to rest, relax and live."
Some want a modern, open plan home, but I've always had a soft spot for something more homely and slightly more traditional, just like 57A Gransha Road. The property was built by the present owners in 2001, on a beautful woodland site of approximately 1/3 acre, and extends to approximately 2,000 sq.ft. It offers 4 double bedrooms, master with ensuite shower room, but also has the potential for a roof space conversion if required, with steel beams and velux windows already in place. The ground floor offers versatile reception space currently utilised as a kitchen/diner plus utility room, a sitting room, a formal lounge and a music/TV/dining room. This could also easily be a 5th bedroom if required.
The home itself is beautifully presented and immensley practical but what about that setting? Mature trees, charming lawns, sun terrace and countryside as far as the eye can see - Yes please!
The property benefits from uPVC double glazing & fascia and oil fired central heating plus a "Beam" vacuum system".
Internal viewing is highly recommended.

Offers Around £399,950

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- Detached home of approx. 2,000 sq.ft in beautiful countryside setting
- Kitchen/dinner with range cooker plus generous utility room
- Oil fired central heating - uPVC double glazing and facsia - Beam vacuum system
- Please see out website for full details
- 4 bedrooms - master with ensuite shower room
- Modern family bathroom with bath & separate shower
- Detached garage with generous tarmac driveway
- Sitting room with real fire - Lounge - Dining/TV room
- Spacious floored loft - Suitable for conversion if required
- Garden to front with mature trees - Enclosed paved patio to rear

Entrance

Porch

6'9x4 (2.06mx1.22m)

Entrance hall

Lounge

14x12'7 (4.27mx3.84m)

Kitchen/Diner

16'3x12'5 (4.95mx3.78m)

Utility Room

12'4x10 (3.76mx3.05m)

Sitting Room

15'11x12'5 (4.85mx3.78m)

Dining/TV Room

10'7x11 (3.23mx3.35m)

WC

7'9x2'10 (2.36mx0.86m)

Landing

Bathroom

10'2x8 (3.10mx2.44m)

Bedroom 1

13'11x11 (4.24mx3.35m)

Ensuite

7'1x3/10 (2.16mx0.91m/3.05m)

Bedroom 2

13'11x12'7 (4.24mx3.84m)

Bedroom 3

12'7x12'5 (3.84mx3.78m)

Bedroom 4

12'4x11'9 (3.76mx3.58m)

Dressing Room

4'4x3'3 (1.32mx0.99m)

Garage

13'1x17 (3.99mx5.18m)

Outside

Tenure

Property misdescriptions



Directions









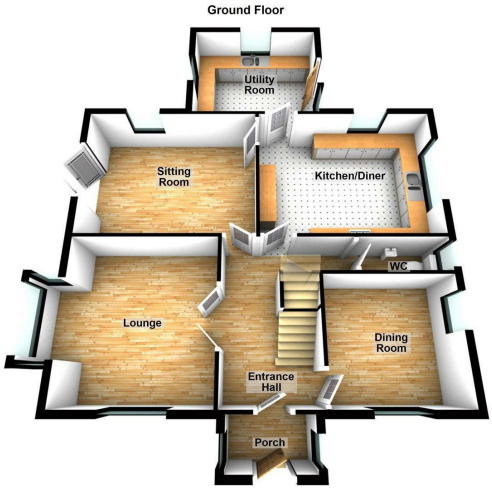


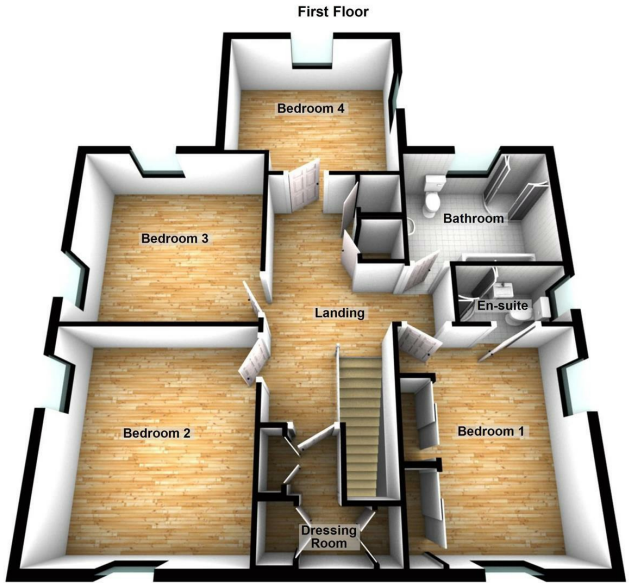




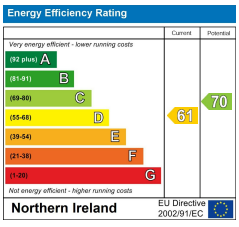


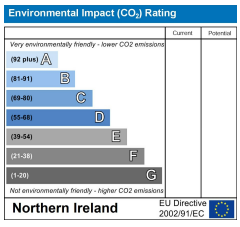
Floor Plan





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