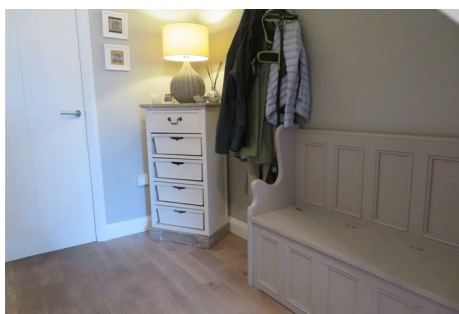
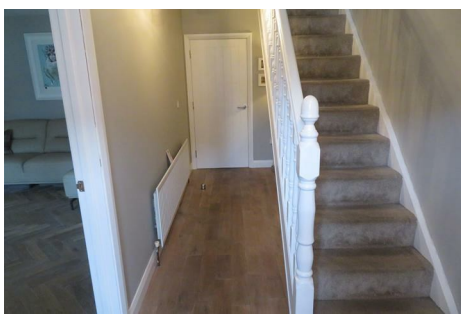




8 Brackenridge , Magheralin, BT67 0UE

Situated within an exclusive and highly regarded development outside the village of Magheralin, this impressive five-bedroom detached family home offers generous and versatile accommodation, making it an ideal choice for the growing family. Conveniently positioned for access to Moira, local amenities and the M1 motorway network, the property combines a desirable location with excellent family living space.

Internally, the accommodation comprises a spacious living room, while the modern gloss kitchen with central island and wood burning stove flows seamlessly through to a bright and welcoming sunroom. Further enhancing the versatility of the property is the conversion of the former garage into a generous ground floor bedroom, complete with a modern ensuite wet room. This space could equally lend itself to use as a third reception room, home office, gym or playroom, depending on the needs of the new owners.

On the first floor there are four further bedrooms, including a master bedroom with ensuite, together with a family bathroom. Externally, the property occupies a private site within the development, providing an excellent degree of privacy.

Finished and presented to a high standard throughout, this is a superb family home offering the space and flexibility required for modern family life, with plenty of room to grow into over the years.

Offers over £350,000

8 Brackenridge

, Magheralin, BT67 0UE



- Generous detached family home in exclusive development
- Modern kitchen/dining with stove
- First floor family bathroom
- Four double bedrooms on first floor, master with ensuite
- Sunroom
- Private fully enclosed rear with raised patio
- Ground floor ensuite bedroom which could be utilised as further reception room
- Ground Floor WC

Entrance

Living Room

14'11 x 12'1 (4.55m x 3.68m)

Ground Floor Ensuite Bedroom

15'4 x 11'3 (4.67m x 3.43m)

Ensuite

7'3 x 6'2 (2.21m x 1.88m)

Kitchen/Dining

31'2 x 10'7 (9.50m x 3.23m)

Sunroom

11'10 x 10 (3.61m x 3.05m)

Ground Floor WC

Landing

Bedroom 1

12'2 x 12'1 (3.71m x 3.68m)

Ensuite

7'2 x 5'3 (2.18m x 1.60m)

Bedroom 2

13'10 x 12'1 (4.22m x 3.68m)

Bedroom 3

12'2 x 11'9 (deepest points) (3.71m x 3.58m (deepest points))

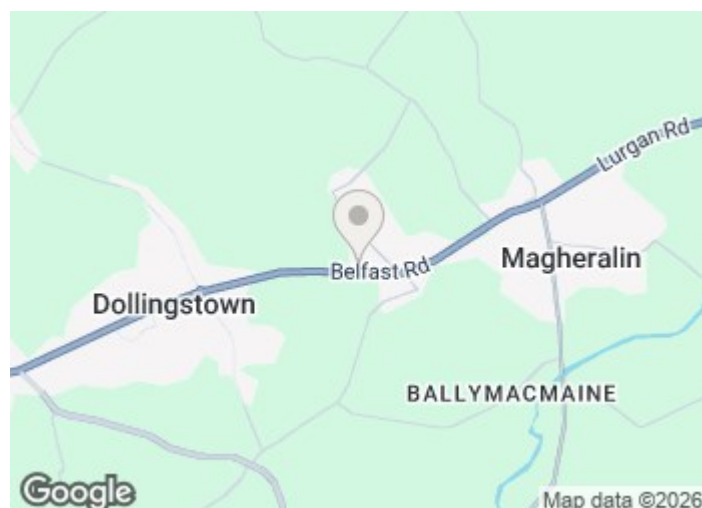
Bedroom 4

11'4 x 11'1 (3.45m x 3.38m)

Bathroom

8'6 x 7'9 (2.59m x 2.36m)

Outside



Directions





Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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

EU Directive 2002/91/EC