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30 GANNON LODGE

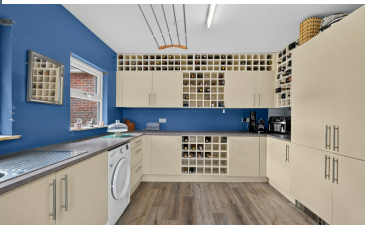
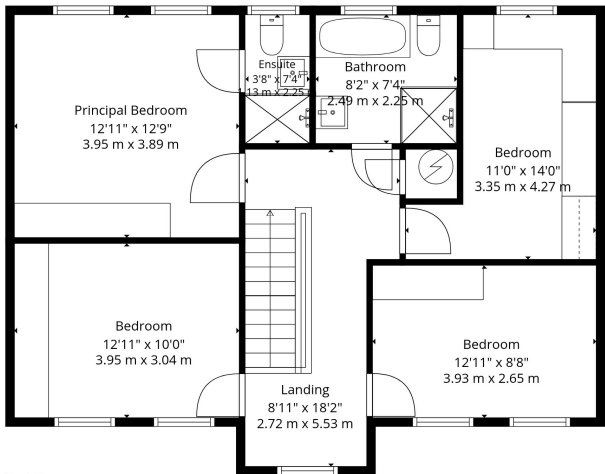
Donaghcloney BT66 7PU



Offers around
£349,950







TOTAL: 1738 sq. ft, 162 m2
1st floor: 946 sq. ft, 88 m2, 2nd floor: 792 sq. ft, 74 m2
EXCLUDED AREAS: FIREPLACE: 19 sq. ft, 2 m2, WALLS: 129 sq. ft, 11 m2

Sizes And Dimensions Are Approximate. Actual May Vary.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Description

Gannon Lodge remains a much sought after and highly respected residential development of quality homes, wonderfully located, just on the edge of Donaghcloney's pretty cricketing village for all its local amenities as well as Donaghcloney Primary School and good road networks for neighbouring towns and villages including Banbridge with its A1 carriageway for Lisburn, Hillsborough, Newry and the South.

No. 30 is a truly magnificent double fronted residence nestling beautifully within a charming cul-de-sac. This handsome property has been beautifully maintained by the present owners who have successfully created a luxury home for modern living including some beautifully designed bespoke features including a stunning open plan kitchen and sun room with modern shaker style cabinetry, some beautifully fitted bedrooms wardrobes as well as a contemporary style bathroom with a stylish suite. The gracious reception rooms simply juxtapose style and elegance, presenting a welcoming ambience for any discerning purchaser.

Viewing a must!

Features:-

- Handsome and elegant detached double fronted residence
- Four spacious bedrooms, master bedroom with an adjoining ensuite shower room with a stylish white suite
- All bedrooms with an exclusive range of fitted bedroom wardrobes
- Stunning entrance hallway with a feature front entrance porch and a PVC double glazed front door leading into the hallway. Beautifully carved spindled staircase to the first floor landing
- Spacious and very elegant living room with a feature period style fireplace, cast iron iron and tiled inset and co-ordinating hearth. Inset multi fuel stove. PVC double glazed sliding patio doors to the rear garden
- Separate family room with a beautifully style fireplace surround and an inset cast iron stove
- Stunning open plan kitchen with sun room with a beautifully bespoke fitted Shaker style kitchen with ample high and low level cabinetry. Feature island unit with storage. Quartz work surfaces and waterfall feature to the island unit. Breakfast bar. Built in oven and warming drawer. Inset gas and electric hob with with coordinating extractor fan above. Built in fridge/freezer. Built in dish washer. Sliding patio doors to the rear garden
- Beautifully designed bathroom on the first floor with a free standing contemporary style bath, vanity wash hand basin and separate walk in shower with shower fitment. WC. Fully tiled walls with feature tiles and tiled floor
- Detached garage converted to the utility room with a generous range of fitted high and low level units. Space for a washing machine and an inset sink unit. Separate store room for garden storage at the rear
- Beautifully designed timber built bar with sink unit
- Neat gardens laid out in lawns with patio areas. Beautifully planted beds and borders. Front garden with a mature specimen Birch tree. Brick paved driveway and parking areas
- PVC double glazed windows
- Oil fired central heating

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 intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Stewart Estate Agents, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. Stewart Estate Agents has not tested any equipment, apparatus, fittings or services and cannot verify that these are in working order.

