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3 CHESTNUT MANOR

Mill Hill Waringstown BT66 7TH

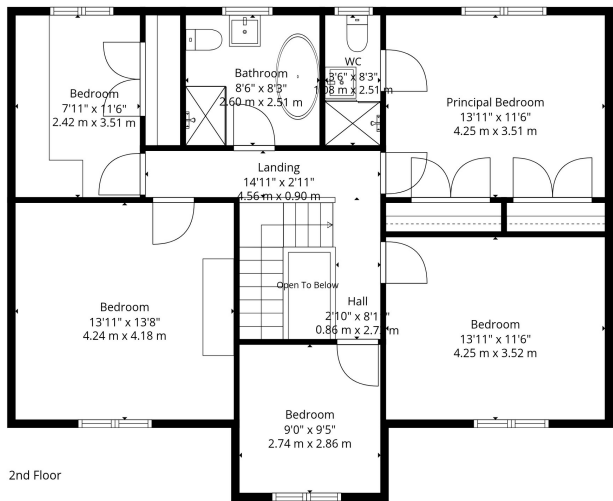
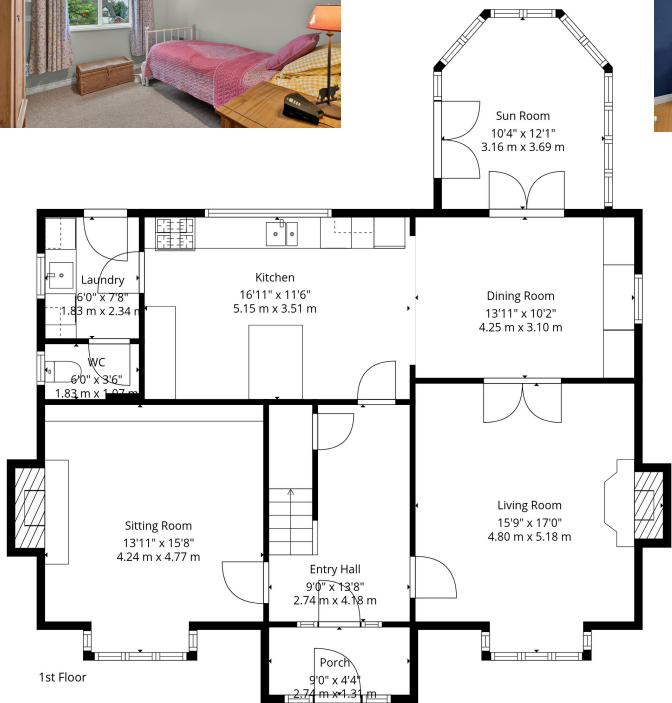


Offers around
£399,950





3 Chestnut Manor, Waringstown



TOTAL: 2095 sq. ft, 194 m2
1st floor: 1110 sq. ft, 103 m2, 2nd floor: 985 sq. ft, 91 m2
EXCLUDED AREAS: PORCH: 39 sq. ft, 4 m2, FIREPLACE: 22 sq. ft, 2 m2, OPEN TO BELOW: 15 sq. ft, 1 m2, WALLS: 146 sq. ft, 14 m2

Sizes And Dimensions Are Approximate. Actual May Vary.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	67 D
39-54	E		
21-38	F		
1-20	G		

Description

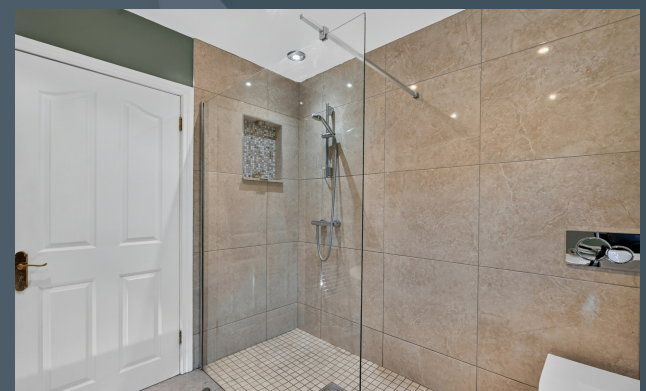
A very imposing detached residence enjoying a much admired and highly exclusive development of individually designed homes, wonderfully located just off Mill Hill in the beautiful cricketing village of Waringstown and convenient to the local amenities as well as the ever popular Waringstown Primary School. The property has fantastic accommodation, which has been practically proportioned and arranged over two floors providing a homely interior space for a wide spectrum of potential purchasers including the family market in particular.

A private garden to the front and rear is laid out in neat lawns with some mature planting and has the addition of a detached garage, currently used as a garden room or games room with bi fold doors.

All in all, a handsome and elegant detached home in a private residential development on the edge of Waringstown and convenient to neighbouring towns and villages. Viewing a must!

Features:-

- Imposing detached double fronted residence
- Five generous bedrooms, master bedroom with an ensuite shower room. Bedroom 5 presently used as a dressing room
- Attractive front door with fan light leading into an elegant porch with an inner door leading to the hallway
- Bright and elegant entrance hall with a beautiful herringbone wood block floor and a spindled staircase to the first floor gallery landing
- Sitting room with a walk in bay window and a feature brick fireplace
- Separate living room with a walk -in bay window and double doors leading through to the open plan kitchen and dining room. Elegant fireplace with inset and hearth. Inset cast iron stove
- A beautiful open plan kitchen with dining room and connecting doors leading to the sun room at the rear. Attractive kitchen cabinetry with a generous range of fitted high and low level storage cabinets. Space for a free standing range style cooker. Built in dish washer. Attractive island unit with storage. Pantry style cabinets for larder storage. Bespoke fitted units to the dining area with an integrated window seat
- Separate utility room with fitted units. Space for a washing machine. Space for a tumble dryer. Double glazed rear door
- Downstairs cloak room with WC
- Sun room with PVC double doors to the rear garden
- Bathroom on the first floor with a modern and stylish suite including a free standing bath, WC and vanity wash hand basin. Walk in shower area with glass shower screen. Shower fitment. Tiled floor partially tiled walls
- Beautifully designed gardens laid out extensively in lawns and recently landscaped with attractive planting. Private aspect to the rear. New patio areas, fences and gates. Tarmac driveway and parking areas
- Detached garage, presentably used as a games room or garden room with bi fold doors to the garden. Down lighters. Radiator. Laminate wooden floor. Large timber store to the side of the garage
- 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.

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