







35 Weavers Lane

, Waringstown, BT66 7UE

Situated in the highly sought-after village of Waringstown, this impressive five-bedroom detached family home occupies an enviable site overlooking the open green, offering generous accommodation ideally suited to modern family living.
Boasting three reception rooms, including a spacious lounge, bright sunroom and a cosy family snug conveniently positioned off the generous kitchen, there is an abundance of versatile living space for all the family to enjoy. The property further benefits from five bedrooms, two of which enjoy ensuite facilities, with the master bedroom featuring a fabulous walk-in wardrobe.
An additional feature is the double garage, which has been thoughtfully sectioned off by the current owners to create a functional music room. This versatile space could equally lend itself to a home office or hobby room, depending on individual requirements.
Offering exceptional space, flexibility and a superb setting within this popular village, this is a fantastic family home which is sure to attract considerable interest.

Offers over £375,000

35 Weavers Lane

, Waringstown, BT66 7UE

5 3 3

- Five bedroom detached family home in sought after development
- Bright sun room
- Ground floor WC
- Generous lounge benefitting from dual aspect
- Family snug
- Beam vacuum system
- Spacious kitchen with solid oak fitted units
- Utility room
- Double garage

Entrance Hall

Lounge
23 x 14'3 (7.01m x 4.34m)

Ground Floor WC
5'5 x 3'11 (1.65m x 1.19m)

Kitchen
22'2 x 10'11 (6.76m x 3.33m)

Snug
10'5 x 9'9 (3.18m x 2.97m)

Dining Room:
14'1 x 9'9 (4.29m x 2.97m)

Sun room
13'1 x 11'4 (3.99m x 3.45m)

Utility
9'9 x 5'8 (2.97m x 1.73m)

Landing

Master Bedroom
14'4 x 12'4 (4.37m x 3.76m)

Ensuite
6'4 x 7'5 (1.93m x 2.26m)

Bedroom 2
14'1 x 12'2 (deepest points) (4.29m x 3.71m (deepest points))

Ensuite

Bedroom 3
13'4 x 9'1 (4.06m x 2.77m)

Bedroom 4
9'9 x 9'4 (2.97m x 2.84m)

Bedroom 5
9'9 x 6'1 (2.97m x 1.85m)

Bathroom
9 x 8'1 (2.74m x 2.46m)

Garage
17'2 x 10'2 (5.23m x 3.10m)

Separate Storage
10'9 x 9'9 (3.28m x 2.97m)

Outside

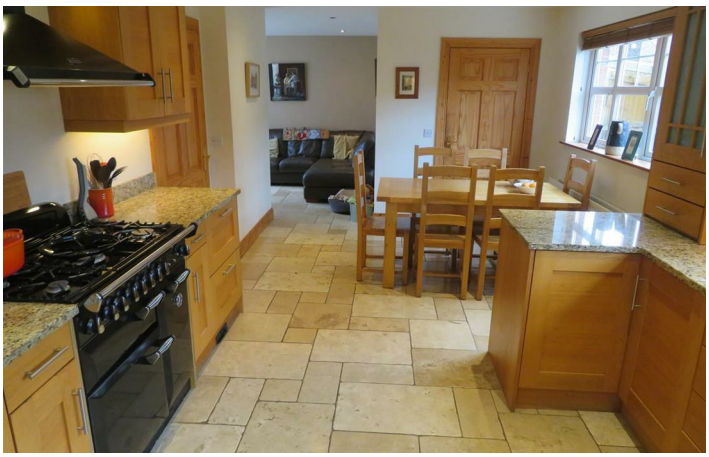


Directions










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.

32 High Street, Lurgan, Armagh, BT66 8AW
Tel: 028 3832 2244 Email: info@jonesestateagents.com www.jonesestateagents.com

