Adesirable new Gurgan address

DEMESIE COUNTRY ESTATE

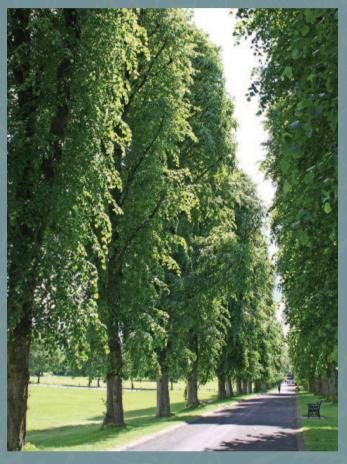
KILMORE ROAD LURGAN

The Gatelodge

AN EXCLUSIVE GATED ENCLAVE OF BESPOKE LUXURY HOMES







The Demesne Country Estate
offers a new way of living individually designed and
refreshingly different



The Gatelodge

This is an exceptional opportunity to purchase the beautiful Gatelodge residence within this exclusive gated development of breathtaking homes, bordering Lurgan Golf Course, and featuring an abundance of living space, perfect for relaxing or entertaining.

This luxurious and individually designed family home features 4 bedrooms, drawing room, lounge, kitchen & dining, and is finished with a superb, high specification.

Each home in this unique development will have its own private landscaped garden and access to an ornamental garden and tennis court within the development.









Measurements

Ground Floor

Entrance Porch
Entrance Hall
Drawing Room.....26'9" x 17'9" plus bay
Lounge........26'9" x 7'9"
Kitchen/Dining....20'10" x 19'3"
Utility.......8'2" x 6'8"
WC.......9'7" x 4'6"
Clocks

First Floor

Master Bedroom...23'6" x 17'9"

Plus Ensuite Shower Room

Bedroom 2.......19'3" x 18'1"

Bedroom 3.......17'9" x 13'3"

Bedroom 4.......17'9" x 13'3"

Bathroom......15'8" x 10'8"

Total Floor Area: 2884 sq. ft. approx. excluding Garage



Be amongst the first
to appreciate what this
prestigious development
has to offer...



Cach individual home has been carefully designed taking inspiration from impressive country homes

Specification

An exceptional quality finish will be incorporated into this bespoke Gatelodge residence.



- PC sum allowance given to purchaser for kitchen/utility, sanitary ware, fireplaces and wall and floor tiling in selected areas
- All internal walls and ceilings painted in emulsion
- 6" moulded skirting boards and deep traditional architraves
- Recessed low voltage lighting on ground floor kitchen/dining area
- Mains operated fire alarm system
- BT points to various rooms
- Zoned oil fired central heating
- Traditional radiator system with fitted thermostatic controls to ground floor and first floor







Efternal

- Sliding sash windows
- Feature decorative fascia board, soffits and barge board with detailed finials
- Reconstituted stone finish
- Slate roof
- Solid timber front and rear entrance doors
- Natural stone entrance paviors
- Gravel / pebble driveways
- Landscaping to front, side and rear gardens together with feature stone and rendered boundary wall and black estate fencing
- Each home in this unique development will have its own private landscaped garden and access to an ornamental garden and tennis court within the development



Demesne Country Estate Site Layout



The Gatelodge Garden Plan

INTERIOR DESIGN

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ARCHITECT



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