



7 Gorsehill Road, Moneyreagh, Newtownards, BT23 6XE

Asking Price £325,000

Gorsehill is a popular development of detached properties in Moneyreagh, constructed by Chambers, on the outskirts of Belfast. Only a 10 minute drive from the Upper Knockbreda Road/Castlereagh junction, this family home represents an excellent opportunity for those young families hoping to put their foot on the next rung of the property ladder, whilst still maintaining convenience to East Belfast and the City Centre.

Internally, this property offers spacious well proportioned accommodation comprising four double bedrooms, master with en-suite, lounge with sandstone fire place, large living room to the rear overlooking the garden, a modern fitted kitchen and contemporary white bathroom suite on first floor. In addition to an oil heating system and double glazing, this home also benefits from a driveway with parking leading to integral garage and well stocked and maintained rear garden.

Since construction the present vendors have updated various aspects of this home to include the kitchen, bathroom and en-suite to a show house quality and finish, creating a superb family home.

- Cul De Sac Location
- Master With En-Suite
- Modern Fitted Kitchen
- Oil Heating/Double Glazed
- Integral Garage
- Four Good Sized Bedrooms
- Two Spacious Reception Rooms
- Contemporary White Bathroom Suite
- Driveway With Ample Parking
- Superb Enclosed Rear Gardens & Patio

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	54	66
(21-38)	F		
(1-20)	G		

Not energy efficient - higher running costs

Northern Ireland EU Directive 2002/91/EC



**The Accommodation Comprises
Entrance Hall**



Open entrance porch. Upvc glass panelled front door to entrance hall. Tiled wood effect flooring.

Lounge 15'9 x 12'10 (4.80m x 3.91m)



Sandstone fire-place with granite hearth housing a glass fronted wood burning stove.

Living / Dining Room 10'8 x 10'10 (3.25m x 3.30m)



Double glazed sliding doors to garden.

Modern Fitted Kitchen 11'2 x 10'6 (3.40m x 3.20m)



Excellent range of high and low level, granite work surfaces, single drainer 1 ¼ bowl sink unit with mixer taps, stainless steel overhead extractor fan. Built in stainless 'Rangemaster' oven. Granite splash back. Integrated dish-washer and fridge. Built in microwave.

Polished porcelain tiled flooring. Access to Integral Garage.

First Floor

Bedroom One 15'5 x 14'5 (4.70m x 4.39m)



(at widest points) Triple mirrored sliding robes providing superb storage.

En-Suite



Comprising large walk in shower cubicle with glazed partition, Mira sport shower unit, wash hand basin with mixer taps and storage below, vanity mirror above. Low flush w.c. Tiled flooring. Spot-lights. Heated chrome towel rail.

Bedroom Two 11'2 x 9'10 (3.40m x 3.00m)



Walk in storage.

Bedroom Three 16'5 x 11'2 (5.00m x 3.40m)



Bedroom Four 7'10 x 7'10 (2.39m x 2.39m)



Contemporary White Bathroom Suite



White bathroom suite comprising free standing bath with mixer taps, separate large walk in shower cubicle with glass partition, sink unit with mixer taps with storage below, vanity mirror above, Fully tiled walls. Tiled flooring. Spot-lights. Two heated chrome towel rails.

Landing

Hot-press. Access to the roof-space.

Outside Front

Front gardens laid in lawns.

Double driveway with ample parking leading to integral garage.

Integral Garage

Electric roller door light and power. Plumbed for washing machine. Side door.

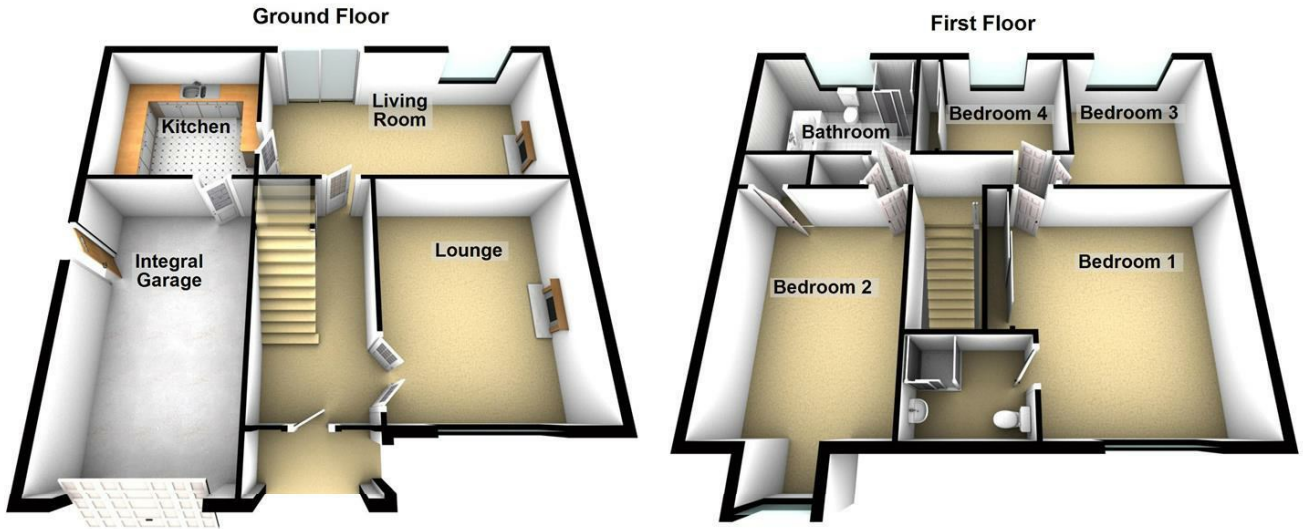
Outside Rear



Enclosed rear garden laid in lawns with an excellent range of plants and shrubs, block paved patio area. Additional centrally positioned and further patio to the side. Housed boiler. Pvc oil tank.

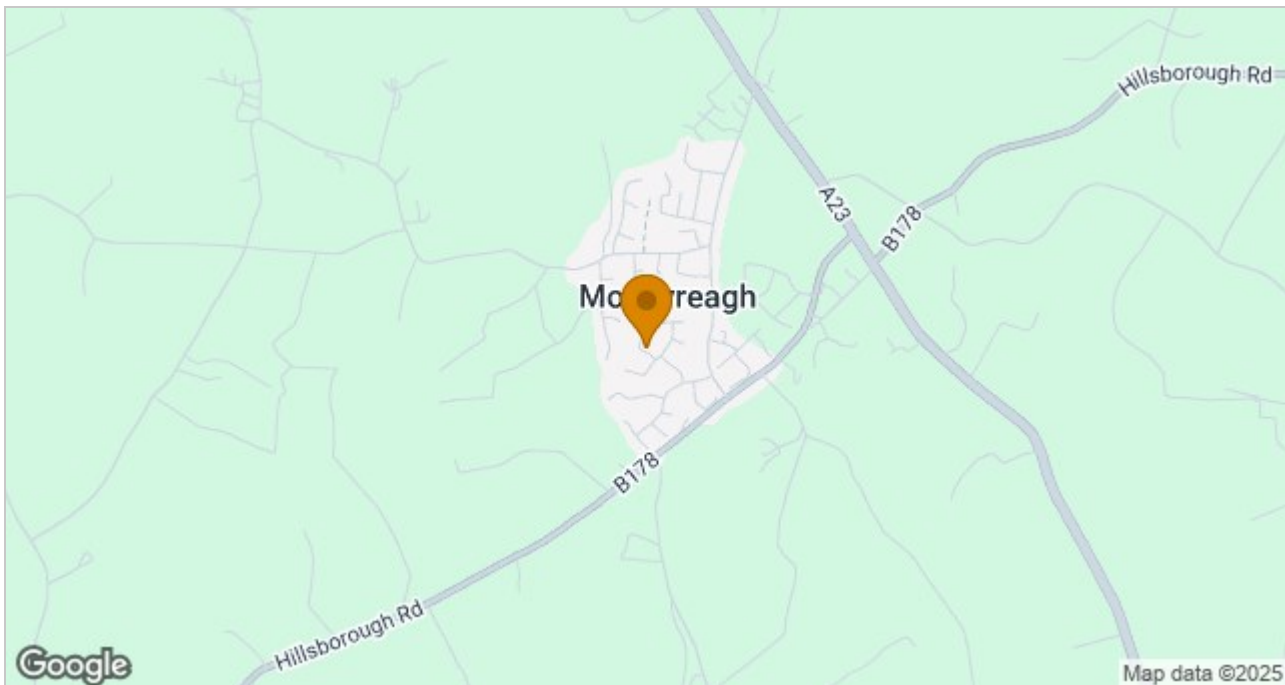


Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.
Plan produced using PlanUp.

Area Map



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