

26 Village Hill, Straid, BT39 9WQ



PRICE Offers Over £269,950

Occupying a superb extensive mature site within a quiet cul-de sac enjoying an unspoilt rural aspect. This spacious Modern detached 4 bedroom family home enjoys a well planned layout with 3 receptions, shaker kitchen, utility room and a luxury recently installed four piece family bathroom. Positioned just off the Irish hill road in Straid Village this home will interest the family searching for a home with all 'mod cons' at a realistic guide price. An early viewing is advised.

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- **Modern Detached Family Home**
 - **4 Bedrooms**
 - **3 Receptions**
- **Extensive Private Mature Rear Garden**
 - **Luxury Four Piece Family Bathroom**
 - **Shaker Fitted Kitchen / Modern Utility Room**
 - **Master Bedroom With En Suite Shower Room**
- **Cul De Sac Position / Unspoilt Rural Aspect To Rear**
- **PVC Double Glazed Windows / Oil Fired Central Heating**
- **Detached Double Garage With Remote Electric Door**

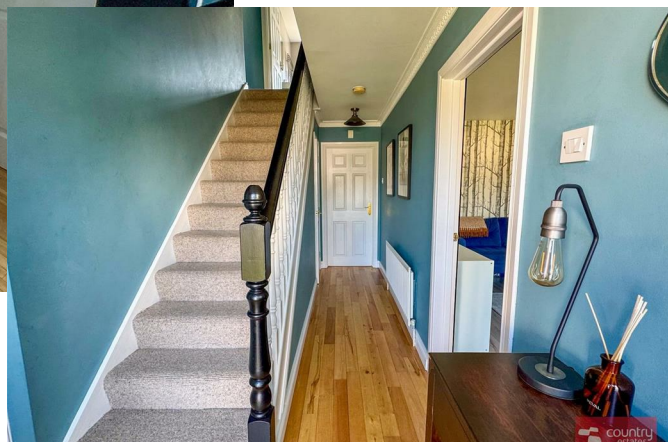


ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

PVC front door with matching double glazed side screens. Quality hardwood beech flooring extending into living room. Ceiling coving. Understairs storage cloaks.



LOUNGE 14'9" x 11'10"

Attractive open fireplace in rustic painted wooden surround with cast iron horseshoe inset and slate hearth. Quality grey coloured laminate flooring.



LIVING ROOM 10'6" x 14'8"

Contemporary free standing cast iron wood burning stove on slate hearth. Solid beech flooring extending through open square arch into:-



DINING ROOM 10'6" x 9'10"

Solid beech flooring. Twin PVC double glazed French doors to rear patio and extensive rear garden.



SHAKER KITCHEN 11'9" x 9'10"

Equipped with a comprehensive range of high and low level shaker style fitted units in beech effect finish with contrasting work surfaces. Window pelmet with integrated lighting. Inlaid 4 ring ceramic hob with overhead pyramid style stainless steel extractor. Built in eye level double oven. Integrated fridge & dish washer. Inlaid one and half bowl stainless steel sink unit and single lever mixer tap. Complementary wall tiling. Ceramic tile floor extending through to:-



UTILITY ROOM 9'9" x 6'3"

Range of high and low level units in shaker style finish with contrasting work surfaces. Inlaid stainless steel sink unit and mixer tap. Integrated larder unit. Plumbed for automatic washing machine. Complementary wall tiling. Ceramic tile floor. PVC double glazed back door.



FIRST FLOOR

LANDING

Shelved hot press. Access to roof space.

MASTER BEDROOM 14'10" x 10'9"

Built in modern 3 bay sliderobe with mirrored centre. Dual window aspect.

EN SUITE SHOWER ROOM

Comprising fully tiled double shower cubicle with mains pressure shower unit, sliding screen doors, low flush w.c. and pedestal wash hand basin with mixer tap. Laminate flooring. Complimentary wall tiling.

BEDROOM 2 10'10" x 9'4"

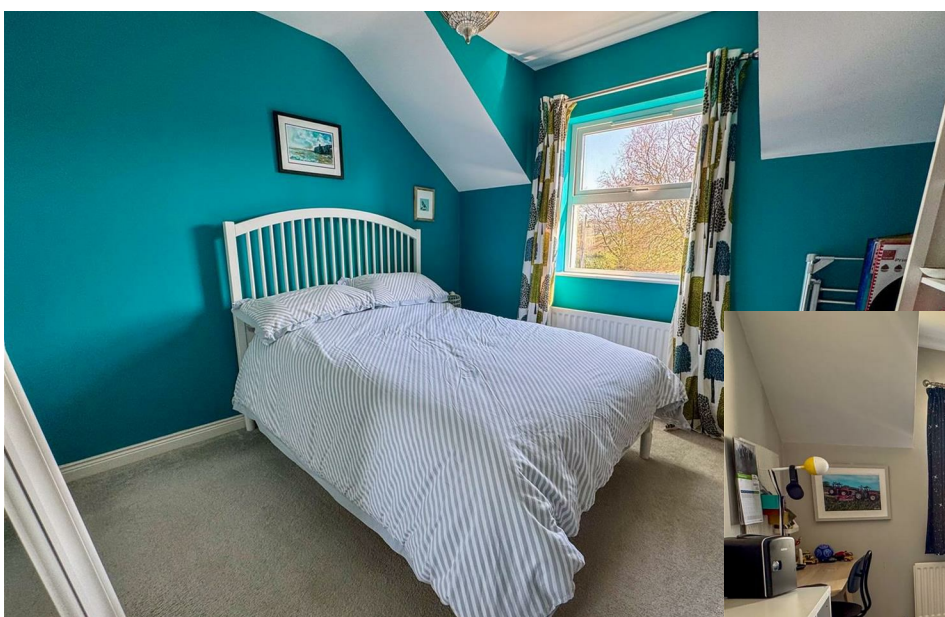
Laminate flooring.



BEDROOM 3 12'0" x 10'6"

BEDROOM 4 10'6" x 9'4"

Double built in wardrobe.



LUXURY FAMILY BATHROOM

Comprising modern freestanding bath with hand shower attachment. Modern vanity unit with mono bloc tap and tiled splashback. Button flush W.C. Separate large shower enclosure with electric shower unit. Ceramic tiled floor



OUTSIDE

Spacious mature site in quiet end of cul de sac location. Neat front garden in lawn. Kerbed and gravel driveway with ample parking for a variety of vehicles to detached garage. Extensive mature private gardens laid in lawn bounded with perimeter fencing and mature trees. Range of screening perimeter shrubs. Large paved patio / terrace area perfect for family entertaining. Outside light. Water tap.

LARGE MATCHING DETACHED DOUBLE GARAGE 16'0" x 24'4"

Electric garage door. Twin doors to the side. Range of fluorescent lighting. Twin windows. Range of power points. Range of base units. Sectioned to provide separate w.c. NB Plumbed for w.c. only. Oil fired central heating boiler.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

**IMPORTANT NOTE TO ALL PURCHASERS:
We have not tested any of the systems or appliances at this property.**



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Fiona.hannah@themortgageshop.net

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