

3 Blackthorn Manor , Bleary, BT66 8FN

Quite simply, a stunning detached four bedroom contemporary home in this exceptional development in the peaceful village of Bleary. This home is the popular Blackwater house type, offering a spacious room layout designed to reflect the needs of modern family living.

As expected from a JH Price & Sons home, this property is brimming with high quality features and finished to the highest of standards. Literally too many to list, but include; sliding sash windows throughout, solid bison floors upstairs, underfloor heating and high quality kitchen and bathrooms.

At the heart of this home is an enviable open plan kitchen/dining which flows through to an impressive vaulted ceiling sunroom which opens out to the patio. A fabulous space for entertaining all year round.

Viewing comes highly recommended to truly appreciate this impressive home.

Offers over £350,000

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- Luxurious detached family home with garage finished to high standard
- Quality fitted kitchen with contrasting island and integrated appliances
- Utility room
- Underfloor heating on ground floor and individual room thermostats
- Four good bedrooms, master with ensuite
- Bright sunroom with attractive vaulted ceiling
- Contemporary first floor family bathroom
- Interior designed lounge with bespoke fitted furniture
- Ground floor WC
- Pressurised oil fired central heating

Entrance Hall

Living Room

19'8 x 12'6 (5.99m x 3.81m)

Ground Floor WC

Kitchen Dining/ Sunroom

31' x 17'5 (deepest point) (9.45m x 5.31m (deepest point))

Utility

7'10 x 5'8 (2.39m x 1.73m)

Landing

Bedroom 1

13'2 x 10'7 (4.01m x 3.23m)

Ensuite

6'11 x 4'1 (2.11m x 1.24m)

Bedroom 2

12'11 x 9'1 (3.94m x 2.77m)

Bedroom 3

12'10 x 10'2 (deepest point) (3.91m x 3.10m (deepest point))

Bedroom 4

9'4 x 8'1 (2.84m x 2.46m)

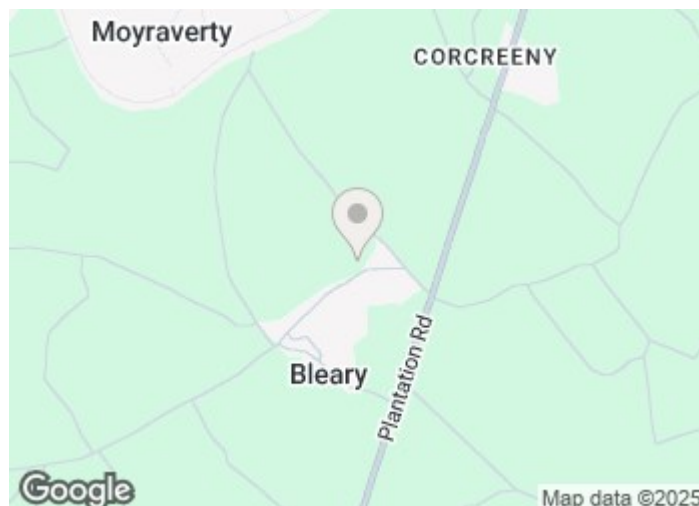
Bathroom

8' x 5'10 (2.44m x 1.78m)

Garage

18'6 x 11'5 (5.64m x 3.48m)

Outside



[Directions](#)





Floor Plan

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Northern Ireland		EU Directive 2002/91/EC 