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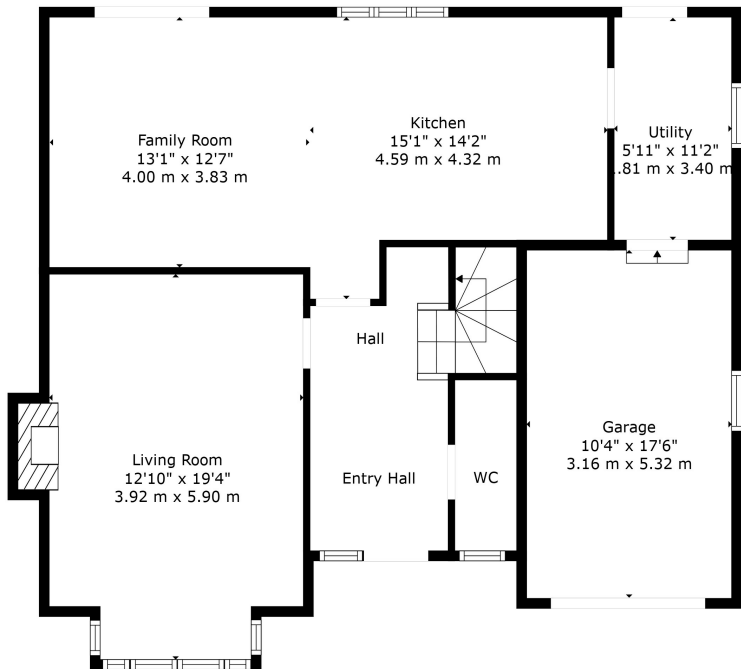


43 WEAVERS LANE
Waringstown BT66 7UE

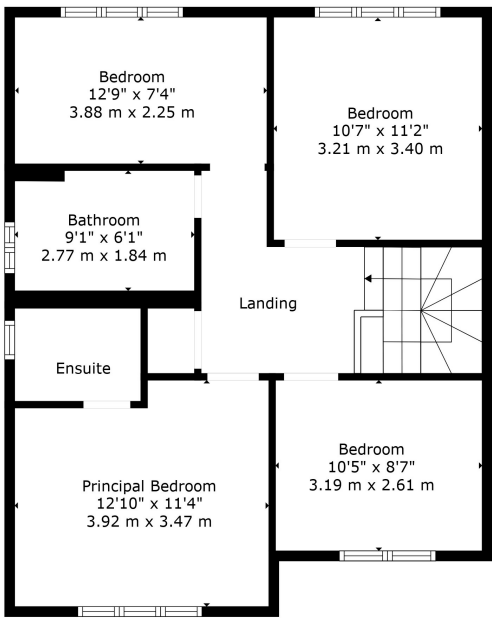
Offers around
£269,950







Floor 1



Floor 2

TOTAL: 1484 sq. ft, 138 m2
FLOOR 1: 814 sq. ft, 76 m2, FLOOR 2: 670 sq. ft, 62 m2
EXCLUDED AREAS: GARAGE: 181 sq. ft, 17 m2, FIREPLACE: 8 sq. ft, 1 m2

Sizes And Dimensions Are Approximate. Actual May Vary.

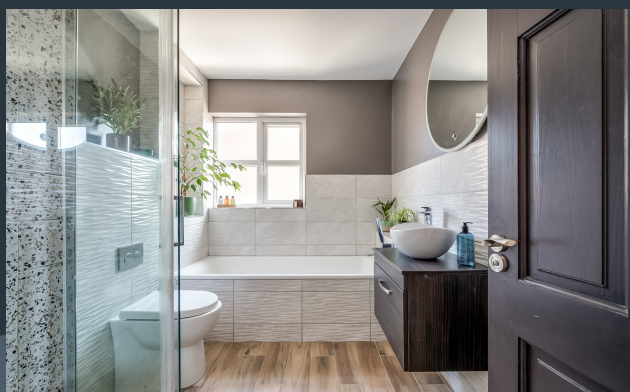
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	65 D
39-54	E		
21-38	F		
1-20	G		

Description

This handsome detached residence nestles beautifully within a much admired and highly residential development of exclusive homes, located on the edge of the very pretty village of Waringstown, famous for its Cricket Lawns, summer floral displays, its Jacobean Mansion house and indeed a much respected primary school. The property provides a wonderful interior for the family market in particular having four bedrooms, master bedroom with ensuite shower room, an elegant living room with bay window and an open plan kitchen with dining and family area. A contemporary style home in a prime village setting and convenient to other towns and cities. Viewing a must!

Features:-

- Stunning detached residence
- Spacious hallway with spindled staircase to the first floor accommodation
- Downstairs cloak room with WC and wash hand basin
- Four spacious bedrooms, master bedroom with ensuite shower room
- Bedroom 4 having a beautifully fitted bespoke range of exclusive wardrobes
- Elegant living room with a beautifully fitted fireplace and walk in bay window
- Open plan kitchen with family and dining area and sliding doors leading to the rear gardens
- Beautifully fitted kitchen units with ample high and low level units finished in a modern shaker style and has a built in dish washer. Space for a free standing range style cooker with an extractor fan above and space for a double fridge freezer
- Separate utility room with fitted high and low level units with space for a washing machine. Connecting door to the garage and PVC double glazed rear door to the garden
- Contemporary style bathroom with a modern white suite including a bath, WC and shower cubicle as well as a floating style vanity unit with a wash hand basin
- Integral garage with up and over garage door
- PVC double glazed windows
- Oil fired central heating
- Tarmac driveway
- Patio area to the rear
- Neat gardens laid out in lawns



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Stewart Estate Agents, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. Stewart Estate Agents has not tested any equipment, apparatus, fittings or services and cannot verify that these are in working order.