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4 WARINGFIELD CLOSE

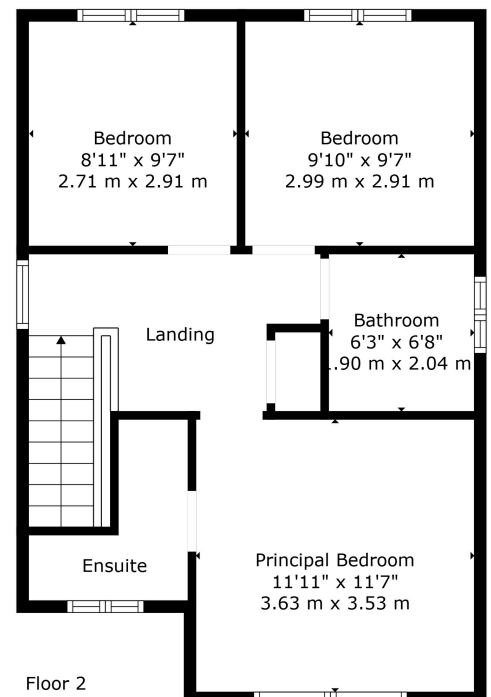
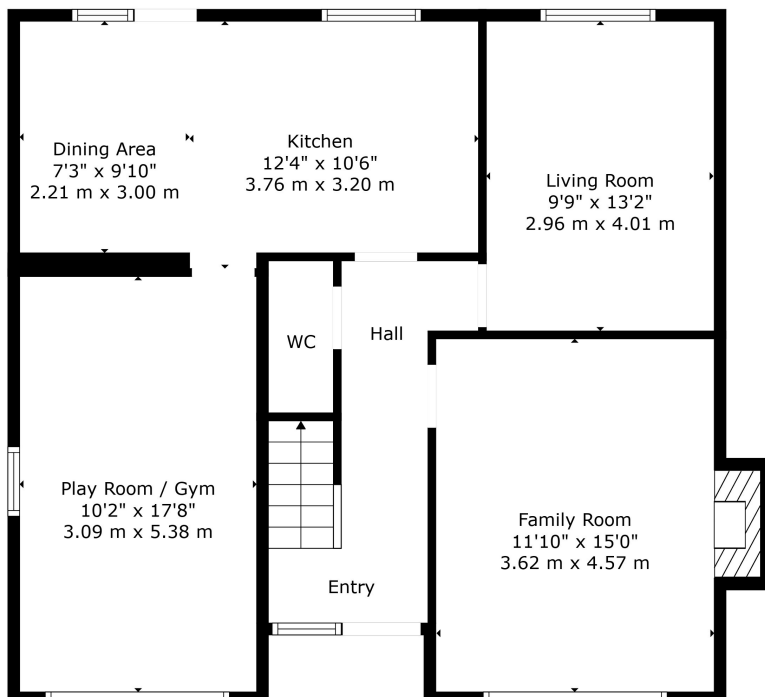
Moira BT67 0FH

Offers around
£285,000





4 Waringfield Close, Moira



Floor 2

Floor 1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	66 D
39-54	E		
21-38	F		
1-20	G		

TOTAL: 1341 sq. ft, 125 m2
 BELOW GROUND: 826 sq. ft, 77 m2, FLOOR 2: 515 sq. ft, 48 m2
 EXCLUDED AREAS: FIREPLACE: 11 sq. ft, 1 m2

Sizes And Dimensions Are Approximate. Actual May Vary.



Description

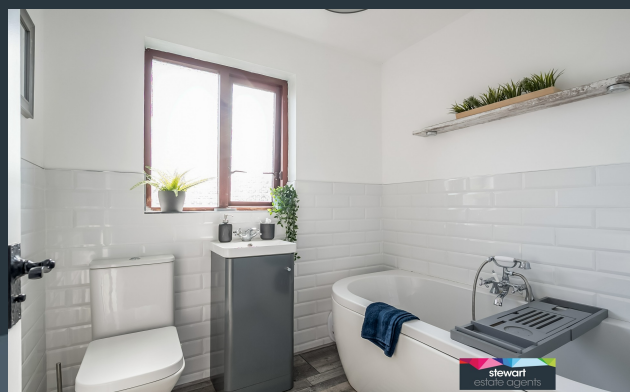
A beautifully presented detached Emdale home, enjoying a very attractive and spacious site within a desirable cul-de-sac and with in the exclusive Waringfield development. The property is wonderfully located to the village for all amenities including a range of shops, boutiques, bars and restaurants as well as primary schools, road and transport links and Moira Park.

The property is beautifully presented for modern living which will appeal to a wide spectrum of potential purchasers including the family market in particular.

Viewing a must!

Features:-

- A very attractive detached dwelling enjoying a spacious site in a cul-de-sac position
- Bright and spacious entrance hallway with spindled staircase to the first floor accommodation
- Downstairs cloak room with WC and wash hand basin
- Drawing room with an elegant fireplace, inset and hearth. Open fire
- Separate family room with a feature ceiling
- Bright open plan kitchen with dining area, having a wonderfully designed kitchen with ample high and low level units with a built in double oven, inset gas hob, extractor fan and an integrated dish washer. Connecting door to the store or gym. Glazed door to the rear garden
- Three good bedrooms, master bedroom with ensuite shower room with a contemporary style suite
- Bathroom with modern suite comprising bath, WC and vanity wash hand basin. Partially tiled walls
- Integrated store room or gym
- Double glazed windows
- Tarmac driveway
- Oil fired central heating
- Spacious gardens with lawns to the front and rear



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.