

9261 2121
stewartestateagents.com

stewart
estate agents



3 KINALLEN ROAD
Dromara Dromore BT25 2NL

offers around
£575,000







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	67 D
39-54	E		
21-38	F		
1-20	G		

Description:

Cloaked in the natural beauty of the stunning Dromara landscape, this very exclusive and wonderfully designed country residence has an authentic architectural design, harmonising with its rural setting that compliments with a unique interior with striking elevations and generous proportions for modern living and entertaining.

A vaulted open plan live-in style kitchen provides a dramatic backdrop for day to day living and creates the beating heart of the home with a contemporary style fitted kitchen with a spacious dining area, a feature cast iron stove and double doors to an enclosed patio area to the rear. The layout will lend itself for alternative arrangements which will appeal to a wide spectrum of potential purchasers with different needs and requirements.

A large detached prefabricated shed and a spacious detached garage with an office above will provide a fantastic opportunity to pursue an interest or hobby or to those working from home. All in all, a beautiful country residence with paddock in a stunning rural setting convenient by car to other provincial towns and cities including Dromara, Dromore, Hillsborough, Lisburn and for those commuting for work, the property is within easy reach of the A1 Carriageway to Dublin and Sprucefield for those travelling into Belfast.

Viewing a must!

Features:

- Impressive country residence with an attractive architectural style
- An adjoining paddock extending to approximately 0.3 acres
- Gracious entrance hallway with a beautifully painted spindled staircase to the first floor accommodation, feature tiled floor and a cast iron stove and double doors leading to an elegant drawing room
- Spacious drawing room with an attractive contemporary style fireplace and inset as well as double doors to the rear gardens (Presently used as a formal dining room)
- Striking vaulted kitchen with beamed ceiling, cast iron stove and double doors to the rear patio area
- Stylish contemporary kitchen with a generous range of fitted cabinetry including a feature cooking area with a built in oven and inset hob, over mantle with a built in extractor fan, feature corner storage cabinet, island unit with breakfast area. Integrated dish washer
- Rear hallway leading to the rear entrance leading from the porch
- Separate utility room with fitted units
- Separate cloak room with WC and wash hand basin
- Two bedrooms on the ground floor and two bedrooms on the first floor
- Master bedroom with ensuite shower room with a beautifully fitted suite including a walk in shower area
- Bedroom two with a separate dressing room, nursery or gym
- Bathroom on the first floor with a refitted suite including a bath, WC and wash hand basin. Walk in shower area as feature
- All bathrooms recently upgraded to an exceptional standard
- Attractive contemporary style interior doors, woodwork and ironmongery throughout of the highest finish
- Matching detached triple garage block with an external staircase to an office above
- Detached prefabricated shed with a substantial electric roller door
- Tarmac driveway with driveway lights, leading to parking areas and a concrete washing area. Enclosed parking area to the rear with separate double gates
- Attractive entrance with contemporary style electric double gates
- Electric car charging point installed
- Fully alarmed with CCTV installed
- PVC double glazed windows
- Oil fired central heating

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.





3 Kinallen Road, Dromara, Dromore



