

24 Crossgar Road East, Crossgar,
County Down, BT30 9ER

Asking Price: £449,950

 **Reeds Rains**

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Asking Price: £449,950

EPC Rating: D

DESCRIPTION

Set in a peaceful and private countryside location, just a 30-minute drive from Belfast, this beautifully presented detached home offers the perfect balance of rural tranquility and convenient access to the city.

The property boasts spacious and well-appointed accommodation throughout, making it an ideal choice for family living. There are four superb bedrooms, with two generous ensembles and additionally there is a wc on the ground floor and a spacious family bathroom on the first floor. There is a beautiful family room and conservatory to the rear offering additional living space, which opens out to the beautifully maintained garden. There is also a stunning open plan kitchen/dining area perfect for everyday living and entertaining.

Externally, the home sits on a large, mature site with landscaped gardens, a tarmac driveway which provides excellent parking, complemented by an integrated garage currently used as a utility space, but provides

This is a rare opportunity to secure a spacious, high-quality home in a sought-after countryside setting, while still enjoying easy access to Belfast and surrounding areas.

Viewing is highly recommended.

GROUND FLOOR

Entrance Hall

A spacious entrance hall with pvc front door and oak flooring.

Drawing Room

18'3" x 14'2" (5.56m x 4.32m)
A bright family room with bow window, oak flooring and open fire with granite surround

Dining Room

11'1" x 10'5" (3.38m x 3.18m)
Oak flooring and glazed doors leading to the conservatory.

Conservatory

11'9" x 8'9" (3.58m x 2.67m)
The conservatory has a tiled floor and offers beautiful garden views.

Study

16'7" x 10'11" (5.05m x 3.33m)
The study has a tiled floor and a pvc door to the garden. The space could also be used a fifth bedroom if required.

LOWER LEVEL

WC/Cloakroom

There is a low flush wc, wash hand basin with antique style mixer taps, a radiator. The WC has a tiled floor and tiled walls.

Open Plan Kitchen Diner

26'5" x 21'5" (8.05m x 6.53m)
A stunning kitchen with an excellent range of high and low level units, 1.5 drainer with swan neck mixer tap, integrated appliances include the dishwasher and coffee machine. The kitchen has been finished with a tiled floor and has ceiling spotlighting. The dining/family area has a laminate floor and provides an excellent space for entertaining or relaxing.

Garage

21'7" x 17'6" (6.58m x 5.33m)
The garage has an electric door and is plumbed for a washing machine and drier.

FIRST FLOOR

Master Bedroom

26'5" x 15'3" (8.05m x 4.65m AWP)
A superb bedroom with laminate flooring, and ensuite bathroom.

Ensuite Bathroom

The ensuite provides a panel bath with mixer tap, low flush wc, and a wash hand basin with mixer tap. and tiled splashback.

Bedroom Two

11'10" x 11'7" (3.6m x 3.53m)
A double bedroom with carpet, built in sliderobes and ensuite shower room.

Ensuite Shower Room

The ensuite has a low flush wc, shower cubicle with electric shower unit, and a wash hand basin with mixer tap.

Bedroom Three

11'7" x 11'5" (3.53m x 3.48m)
Double bedroom with laminate flooring.

Bedroom Four

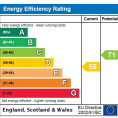
11'5" x 9'9" (3.48m x 2.97m)
Double bedroom with laminate flooring.

Bathroom

A fully tiled bathroom suite with a panel bath with telephone shower and mixer tap , low flush wc, and wash hand basin with antique style taps.

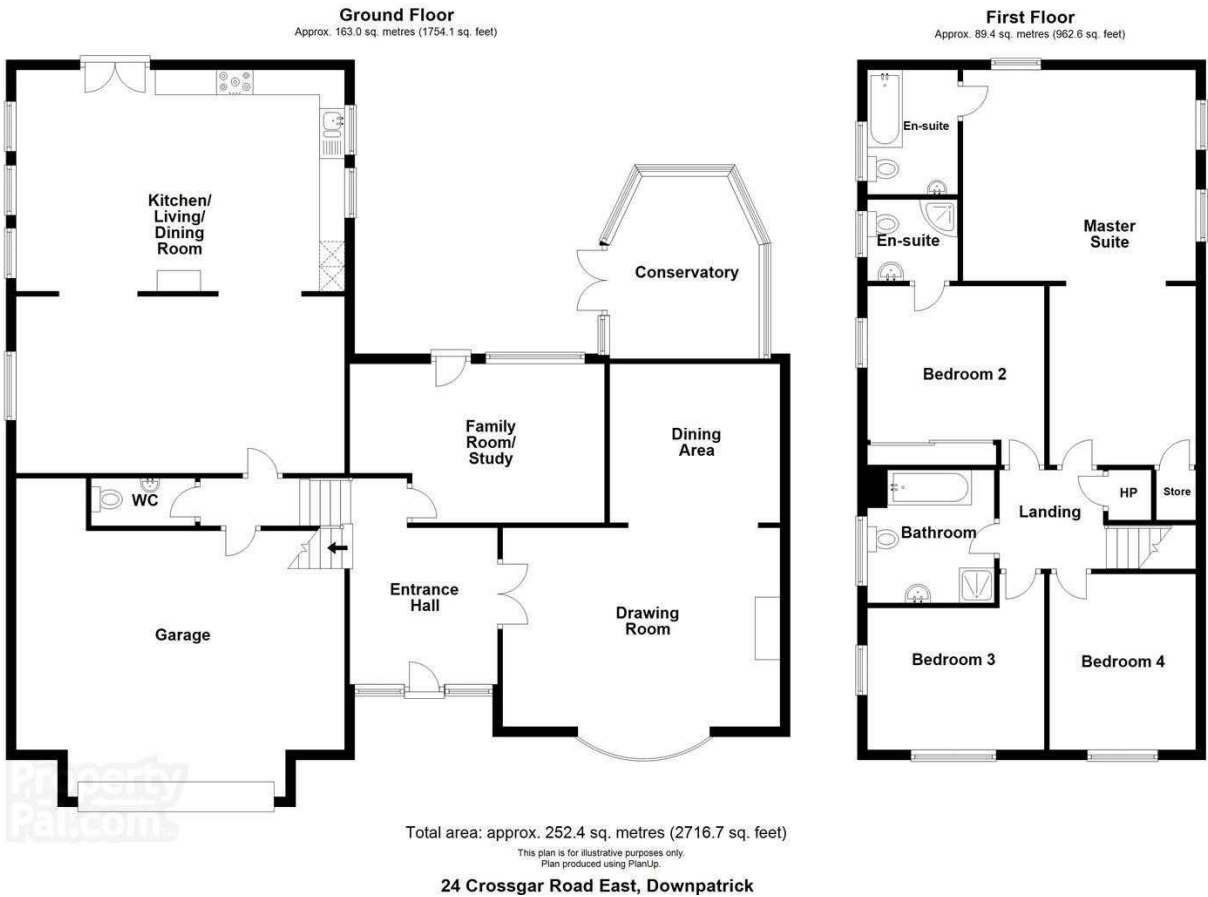
OUTSIDE

There are beautiful gardens surrounding the property with mature plants and shrubs, a tarmac driveway with ample parking space, and patio area to the rear.



For full EPC please contact the branch.

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