

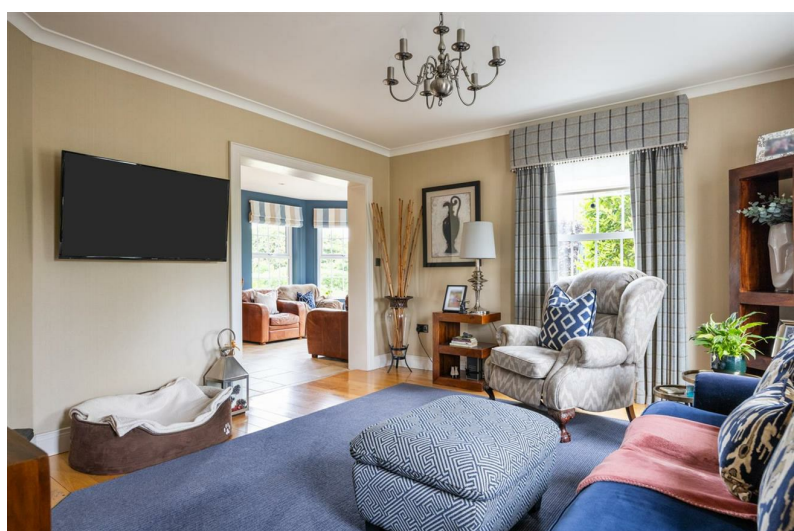


32 Grove Road, Kells, BT42 3LR

- Impressive Detached Family Home (c.4,000 Sq Ft)
- Two+ Reception Rooms
- Family Bathroom; Utility Room; Furnished Cloakroom
- Generous Sized Driveway Area & Gardens
- Stable Block; Outbuildings; Sand Paddock; Yard
- Five Bedrooms; Three With En Suite
- Adjoining Self Contained Annex
- Oil & Under Floor Heating; PVC Double Glazing
- Detached Double Garage; Separate Kennel Block
- c.2.40 Acre Adjoining Agricultural Land; Rural Aspects

Offers Over £750,000

EPC Rating D





32 Grove Road, Kells, BT42 3LR



## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Hardwood, front entrance door with complementary double glazed side screens and arched fanlight over. Tiled floor. Stairwell leading to first floor. Built in store with beam vacuum hub and light. Panelled door leading into adjoining annex.

#### LOUNGE 18'3" x 14'0"

Open fire in cast iron fireplace with granite surround and contrasting granite hearth. Twin, double glazed, sliding sash windows to front elevation. Solid oak flooring. Coving and centre ceiling rose.

#### FAMILY ROOM 14'7" x 14'0" (wps)

Cast iron, multi fuel burning stove with brick inset and feature hearth. Solid oak flooring. Twin, double glazed, sliding sash windows to front elevation. Coving to ceiling. Open arch into:

#### KITCHEN THROUGH DINING ROOM OPEN TO SUN LOUNGE 30'2" x 23'0" (wps)

Country style fitted kitchen with range of high and low level storage units and granite work surface area. Matching granite upstands. Inlaid, twin bowl ceramic sink unit. Matching breakfast bar island with inlaid stainless steel sink and mixer tap over. Oil fired AGA range oven encompassing two gas hobs with tiled splashback. Integrated fridge and dishwasher inset to breakfast bar island. Separate integrated larder style fridge. Tiled floor throughout. Dual aspect windows. PVC double glazed French doors and dual aspect windows in sun lounge area.



### UTILITY ROOM 13'7" x 8'5" (wps)

Range of high and low level storage units with contrasting melamine work surface. Composite 1.25 bowl sink unit with matching draining bay. Matching integral seating and boot locker. Plumbed for automatic washing machine. Space for tumble dryer. Tiled floor. PVC double glazed rear door with matching PVC double glazed window.

### FURNISHED CLOAKROOM

White two piece suite comprising vanity unit and WC. Tiled splashback over sink. Tiled floor.

### STUDY / BEDROOM 5 11'8" x 8'4"

### FIRST FLOOR

### GALLERY STYLE LANDING

Walk in hot press store with light, shelving, and hot water tank (pressurised system).

### PRINCIPAL BEDROOM 30'2" x 15'7" (wps)

Dual aspect windows.

### WALK IN WARDROBE

Integral shelving and hanging space. Light and tiled floor.

### DELUXE EN SUITE SHOWER ROOM

Contemporary, white four piece suite comprising fully tiled shower enclosure with drying area to rear, twin wash hand basins and concealed cistern WC. Tiled splashback and mirror cabinets over both sinks. Tiled floor. Recessed spotlights. Access via slingsby style ladder to floored roof space with light and power (potential to convert to further accommodation subject to necessary checks and approvals).

### GUEST BEDROOM 14'7" x 14'4"

Twin, double glazed, sliding sash windows to front elevation, enjoying rural views. Open arch to:

### EN SUITE SHOWER ROOM

White, three piece suite comprising fully panelled shower enclosure, pedestal wash hand basin and WC. Thermostat controlled shower unit. Tiled floor. Recessed spotlights.

### BEDROOM 3 15'5" x 12'1" (wps)

Quality wood laminate floor covering. Open arch into sitting room / bedroom four.

### EN SUITE SHOWER ROOM

White, three piece suite comprising fully panelled, quadrant shower enclosure, wash hand basin and WC. Thermostat controlled shower unit. Splashback tiling to sink. Tiled floor.

### SITTING ROOM / BEDROOM 4 18'3" x 14'3"

Currently utilised as first floor sitting room, but can easily be converted back for use as a bedroom encompassing separate entrance door from landing already in situ. Wood laminate floor covering. Twin, double glazed, sliding sash windows, enjoying rural views.

### DELUXE FAMILY BATHROOM 8'5" x 8'4"

Contemporary, white, four piece suite comprising freestanding oval bath with mixer tap and shower attachment over, wash hand basin, bidet and WC. Mosaic tiled splashback to sink with matching tiling to skirting. Splashback tiling to bath area wall. Tiled floor. Recessed spotlights.

### ADJOINING ANNEX

### ENTRANCE HALL

PVC entrance door from rear driveway area and separate panelled hardwood door leading into main house entrance hall.

### OPEN PLAN LIVING / DINING / KITCHEN 20'2" x 19'6" (wps)

Modern fitted kitchen with range of high and low level storage units and contrasting melamine work surface. Stainless steel sink unit with draining bay. Integrated four ring hob with stainless steel extractor fan over. Integrated under counter electric oven and under counter fridge. Tiled floor throughout. Cast iron, multi fuel burning stove set on stone hearth. Cast iron spiral staircase leading to first floor. Access to built in store with light and shelving. Dual aspect windows with sliding sash windows to front elevation.

### DELUXE SHOWER ROOM 6'11" x 6'7"

White three piece suite comprising panelled quadrant shower enclosure, wash hand basin and WC. Thermostat controlled shower unit. Chrome towel radiator. Splashback tiling to sink. Illuminated mirror over sink. Tiled floor.

### FIRST FLOOR







## GALLERY STYLE BEDROOM 19'7" x 9'5" (wps)

Dual aspect windows with sliding sash window to front elevation, enjoying rural views. Painted original timber flooring. Access to roof space.

## EXTERNAL

Stone pillars with power operated, remote controlled double gates, leading to private tarmac driveway with lantern style upstand lights on either side.  
Generous sized driveway and parking areas front, side and rear.  
Large side garden finished in lawn, paved patio area, raised timber decking, timber summer house, range of plants, trees and shrubbery and access to orchard.  
Private rear garden finished in lawn, paved patio area, vegetable beds, mature hedging and shrubbery.  
External lighting.  
PVC oil storage tank.  
Outside tap.

## DETACHED DOUBLE GARAGE 28'10" x 19'9"

Power operated, remote controlled, PVC coated, roller shutter door. Separate PVC double glazed service door. Light, power, oil fired central heating boiler and plumbed for automatic washing machine. Fixed stairwell leading to floored roof space with light and gable end window.

## BLOCK BUILT KENNEL STORE 22'8" x 11'11"

PVC double glazed door. Dual aspect PVC double glazed windows. Light and power. Ceramic sink unit with water tap over. Stainless steel dog runs attached to kennels.

## FLOODLIT SAND PADDOCK

Sand paddock extending to c.0.30 acres. Double timber gates leading into yard area with part ranch fencing.

## STABLE BLOCK, STORE AND TACK ROOM c.70'8" x c.50'9" (wps)

Six separate, cavity wall, block built stables, with own door access, separate large tack room and adjoining store. Covered porch area with external lighting. PVC oil storage tank. Water feeders.

## LARGE CONCRETE YARD

Extending to c.0.30 acres, serving stable block and outbuildings, in addition to providing access to rear adjoining agricultural land (extending to c.2.40 acres).

## OUTBUILDING / BARN 1 c.65'7" x c.39'4" (wps)

Block built base with sliding door to front and domed roof. Light, power and alarm system. Stoned yard area to rear. External lighting.

## OUTBUILDING / BARN 2 c.45'11" x c.29'6" (wps)

Block built base with sliding door to front (encompassing pedestrian door inset) and domed roof. Light and power. Access to concrete yard front, side and rear. External lighting. Outside tap.

## c.2.40 ACRES OF ADJOINING AGRICULTURAL LAND

Accessed via field gates from concrete yard to front and rear of outbuilding/barn 2. Currently in grassland and partitioned into two parcels.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	<b>66</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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