



Magheraknock Road, Ballynahinch,
County Down, BT24

 Reeds Rains

Asking Price: £450,000
Freehold

reedsrains.co.uk

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Council Tax Band:

EPC Rating: TBC

Charming detached 4-bedroom house boasting a spacious garden and double garage. The property offers ample living space with modern amenities and a convenient location. Ideal for families looking for a comfortable and well-maintained home. Book a viewing today to secure this desirable property.

Enclosed Porch

Entrance Hall

Porcelain tiled flooring, oak skirtings and architraves throughout.

WC

Low level WC, wash hand basin, vanity unit, tiled flooring.

Lounge

19'7" x 18'4" (5.97m x 5.6m)
Feature fireplace with wood burning stove inset and granite hearth, wooden flooring, feature glazed doors to dining.

Dining Room

14'4" x 10'11" (4.37m x 3.33m)
French doors to Patio, wooden flooring

Kitchen

18'5" x 10'11" (5.61m x 3.33m)
Luxury fitted range of solid oak high and low level cabinets, inlaid sink unit, granite work tops, built-in range cooker, fridge/ freezer and larder cupboard, porcelain tiled flooring.

Utility Room

7'2" x 5'4" (2.18m x 1.63m)
Range of units, plumbed for washing machine.

Bedroom 2

11'11" x 10'11" (3.63m x 3.33m)

En-Suite Shower

Low level WC, wash hand basin, separate shower with controlled shower unit, wall and

floor tiling.

Living Room/ Bedroom 4

12'11" x 10'5" (3.94m x 3.18m)
Wooden flooring

Landing

Glazed balustrades.

Master Bedroom

19'7" x 13'9" (5.97m x 4.2m)
Open plan to

Dressing Room

10'11" x 9'11" (3.33m x 3.02m)
Tiled flooring, storage, double doors to Balcony with glazed balustrades, views toward Lake and surrounding countryside.

Bedroom 3

19'5" x 13' (5.92m x 3.96m)

Family Bathroom

Contemporary white suite comprising panelled bath, wash hand basin, low level WC, separate shower cubicle with controlled shower, wall and wooden flooring.

Double Garage

20'4" x 17'11" (6.2m x 5.46m)

Gardens

Highly impressive lawns to front, side and rear, driveway, car parking, many mature trees and shrubs, enclosed raised vegetable bed area with scope for growing enthusiasts, large rear paved patio with stunning countryside and Lake views.

Views

Towards Lake and surrounding countryside, tucked away from main road, a changing picture for 365 days a year.

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All Measurements

All Measurements are Approximate.

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.