

## 64 Crossan Road, Mayobridge, BT34 2HY



**Guide Price £625,000**

## Exceptional 4/5 Bedroom Detached Family Home with Contemporary High-End Finish

Built in 2023 by the current owners, this impressive two-storey detached residence combines striking modern design with generous accommodation and superb attention to detail throughout.

Set on a generous site with large gardens to the front, side and rear, the property enjoys a tranquil rural setting with beautiful countryside views yet is conveniently located close to local amenities in Mayobridge and just a short drive from Newry.

The property is comprised of a bright entrance hall with large skylight window and stylish wooden flooring leading through to the showpiece of the home - a stunning open-plan kitchen, dining and living area. Here, a feature double sided stove creates a natural separation between the living and kitchen spaces. Large glazed windows flood the room with natural light, while sliding doors open onto the outdoor patio, extending the living space outdoors. The dining and living area have a high 21ft ceiling.

The contemporary kitchen is designed and built by Doran's Kitchens. It is beautifully finished with a range of upper units and lower-level drawers, complemented by quartz worktops and backsplash. Appliances include a full-size integrated fridge and freezer, built-in oven, and hob, all housed within the main kitchen cabinetry. A central island provides additional preparation space and incorporates an integrated sink, Quooker tap, dishwasher, drinks fridge, customised drinks storage area and concealed pull out waste bins. The island also offers casual dining space with comfortable seating for six people, making it a practical and sociable focal point for family living. A superb walk-in pantry offers further storage, complete with additional units, an additional sink and a second built-in oven. The pantry is also finished with quartz worktops to create a seamless transition between rooms.

A spacious and versatile second reception room is located to the rear of the property on the left. Finished with wooden flooring, it offers space for a stove and features large glass windows and sliding doors opening to the patio area.

The ground floor provides three well-appointed king bedrooms. The main bedroom features dual-aspect windows, a walk-in wardrobe, and an elegant ensuite with freestanding bath and fully tiled shower. The second bedroom has access to an adjoining bathroom that can function either as a main bathroom or a private ensuite, offering flexible living options for family or guests. The third bedroom is a generously sized room ideal for children, guests, or a home office. A fully fitted laundry room with integrated appliances and storage, along with a spacious family bathroom with freestanding bath and contemporary walk-in shower, complete the ground floor accommodation.

Upstairs, you'll find a forth bedroom, a stylish modern bathroom, and a useful storage cupboard. Completing the floor is a large versatile fifth bedroom / home office overlooking the kitchen / dining area.

Externally, the home enjoys extensive flat gardens, a detached double garage and a tarmac driveway with parking for several cars. The property features a premium alarm system with 6 cameras. Finished to an exceptional standard throughout, this striking property offers excellent flexibility, generous living space and an outstanding indoor - outdoor layout.

Additional features include underfloor heating on the ground floor and two Mechanical Ventilation with Heat Recovery (MVHR) systems, enhancing both comfort and energy efficiency.

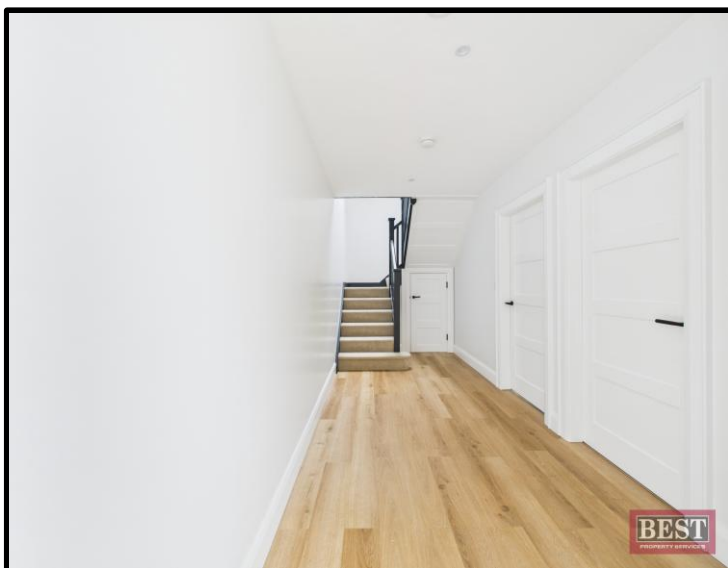
This is a unique and superb opportunity to acquire a stylish, contemporary home in a tranquil countryside setting and viewing is highly recommended!

- EXCELLENT FOUR BEDROOM DETACHED FAMILY HOME
- Ground Floor Accommodation: Entrance Hall, Open Plan Living / Kitchen / Dining Room, Lounge, Three Double Bedrooms – two with ensuite bathrooms, Utility Room, and Family Bathroom
- First Floor Accommodation: Double Bedroom, Office Space, Shower Room, Storage Cupboard
- OFCH and Underfloor Heating on the Ground Floor.
- 2 x MVHR systems installed
- 'B' Energy Efficiency Rating
- Tarmac Driveway and Large Detached Garage











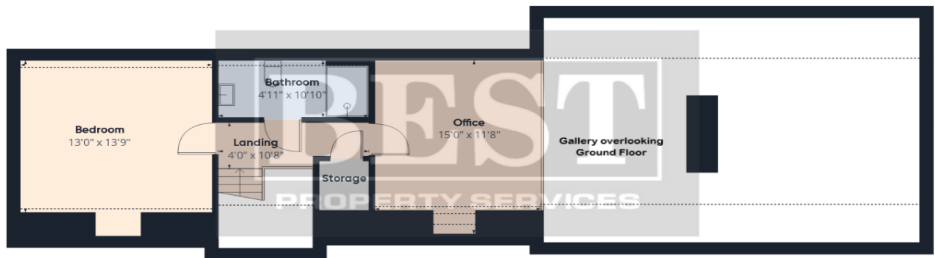




# Floorplan



Floor 1



Floor 2

## Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Viewing:

By appointment only

Our Office is Open 6 days a week  
Monday, Wednesday & Thursday  
Tuesday  
Friday  
Saturday

### Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Best Property Services Ltd. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

### Intending Purchasers

To assist you in your decision to move we will be pleased to call and advise you with regard to the value of your existing property without obligation. We are also in a position to introduce you to an independent Financial Advisor in respect of arranging a mortgage for this property – please contact us for details.

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 any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Best Property Services nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

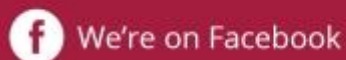
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

### REQUEST A VALUATION

We would be delighted to visit your property and give you a Free Valuation and some helpful advice regarding the sale or rental of your property. Let us help you make your dream move by ensuring your property receives maximum marketing exposure and the highest possible price. We look forward to hearing from you.

### Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract. Photographs are reproduced for



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