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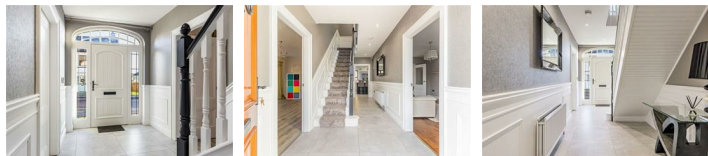
5 Oakvale Manor, Magherafelt, BT45 6GD

OFFERS OVER £349,950

- Finished to an outstanding specification
- Modern utility room with stacked washing machine and dryer.
- Quartz worktops with bevelled edging.
- Spacious main bathroom with a freestanding bath for ultimate relaxation.
- Converted garage with shower room
- Juliet balcony feature at the upstairs landing.
- Feature bulkhead above kitchen island with pendant lighting.
- Master suite complete with dressing room and luxurious ensuite.
- Ideally located close to Magherafelt bypass for easy commuting.
- Thoughtfully designed interiors

5 Oakvale Manor offers an exceptional opportunity to purchase a beautifully finished home in one of Magherafelt's most convenient locations. Designed with a focus on modern living and premium specification, this stunning property showcases a host of standout features that elevate it far above the ordinary. The spacious kitchen is a true centrepiece, complete with sleek quartz worktops featuring refined bevelled edging, a smoked glass splashback set within the overmantle, Quooker boiling water tap, and a striking bulkhead above the island fitted with pendant lighting. A practical utility room with stacked washing machine and tumble dryer adds everyday convenience. The upstairs landing is bright and inviting, enhanced by a Juliet balcony that adds an elegant architectural touch. The luxurious master suite includes its own dressing room and ensuite, while the main bathroom offers a spa-like feel with its freestanding bath. Adding even more versatility, the garage has been thoughtfully converted to include a shower room, making it ideal as a home gym, office, guest space, or studio to suit your lifestyle. The property also benefits from a modern smart home heating system, allowing temperatures to be controlled remotely via smartphone for optimum comfort and efficiency. Every finish throughout the home has been chosen with care, creating a blend of style, comfort, and functionality. Situated just moments from Magherafelt town centre and within immediate reach of the Magherafelt bypass, the property offers effortless access for commuters while keeping all local amenities close at hand. 5 Oakvale Manor is a truly exceptional home - crafted with quality, designed for modern living, and positioned perfectly for convenience.

Reception Hall
6'6" x 19'5"



A bright, airy and beautifully decorated entrance. Glazed front door surround, neutral tiled floor, white panelling to walls, painted staircase with grey carpet runner and double radiator.

Living Room
11'5" x 16'2"



Accessed from reception hall and glazed double doors into kitchen area. Double windows to front. Cream marble fireplace with black granite hearth and gas fire. Textured wallpaper feature to chimney brace. Wooden floor.

Family Room
11'5" x 16'2"



Bright room with double windows to the front and single window to the side. Wood effect floor, pendant and wall lighting, double radiator and feature wallpaper. TV mount on chimney brace.

Kitchen
13'11" x 12'11"



A selection of high and low level kitchen units with kitchen island in contrasting blue colour. Bulkhead feature above island with pendant lighting. Quartz worktops with bevelled edging. Quartz upstands and kitchen windowsill. Neff induction hob with smoked mirrored backsplash, overmantle and built in extractor fan. Double oven, integrated dishwasher, Quooker boiling water tap and American fridge freezer. Neutral tiled floor and double radiator.

Dining Area
8'7" x 12'11"

Part of kitchen area, with patio door leading to outside and double radiator.

Sunroom
10'2" x 12'0"



Hexagonal shaped sunroom with double glazed doors from kitchen/dining area and French patio doors leading to outside area. Neutral tiled floor continues in from kitchen area, spotlighting, horizontal blinds, double sockets and double radiator.

Utility Room
7'1" x 9'7"



Back door entrance into utility room. A range of high and low level units to co-ordinate with the kitchen units and neutral tiled floor. Quartz worktop with bevelled edging, upstands and windowsill. Stacked washing machine and tumble drier, chrome mixer tap and integrated double bin. Single radiator.

Downstairs WC
7'1" x 3'1"



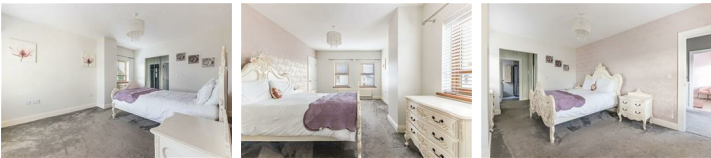
Half panelling with feature wallpaper, co-ordinating sink unit and chrome towel rail.

Landing
10'3" x 19'5"



Bright landing area with feature door that leads to Juliet balcony. Painted staircase and white painted half panelling. Neutral grey carpet and double radiator. Large hotpress.

Master Bedroom
11'5" x 16'2"



Large bright bedroom with double windows to front and single window to the side. Feature wallpaper. Dressing room off master suite with floor to ceiling mirrored sliding wardrobes. Neutral grey carpet. Double radiator.

Ensuite
7'8" x 7'0"



Part of the master suite, leads off the dressing room. Matte neutral floor to ceiling tiles. Black sanitary fittings and white WC, black electric shower fitting and grey shower tray. Under-sink and wall storage. Illuminated mirror over sink. Black heated towel rail.

Bedroom 2
10'5" x 12'11"



Wood effect flooring, double radiator, feature wallpaper and built in wardrobe with sliding doors.

Bedroom 3
11'2" x 12'11"



Wood effect flooring, double radiator and built in wardrobe with floor to ceiling mirrored sliding doors.

Bedroom 4
11'5" x 8'0"



Single bedroom with 2 windows, wood effect flooring, double radiator and feature wallpaper.

Bathroom
7'7" x 9'11"



White WC and freestanding bath with shower attachment. Marble effect tiles floor to ceiling and on floor. Rainfall and handheld showerheads. Gold coloured sanitary fittings and heated towel rail. Illuminated over sink mirror. Under sink storage in contrasting navy colour.

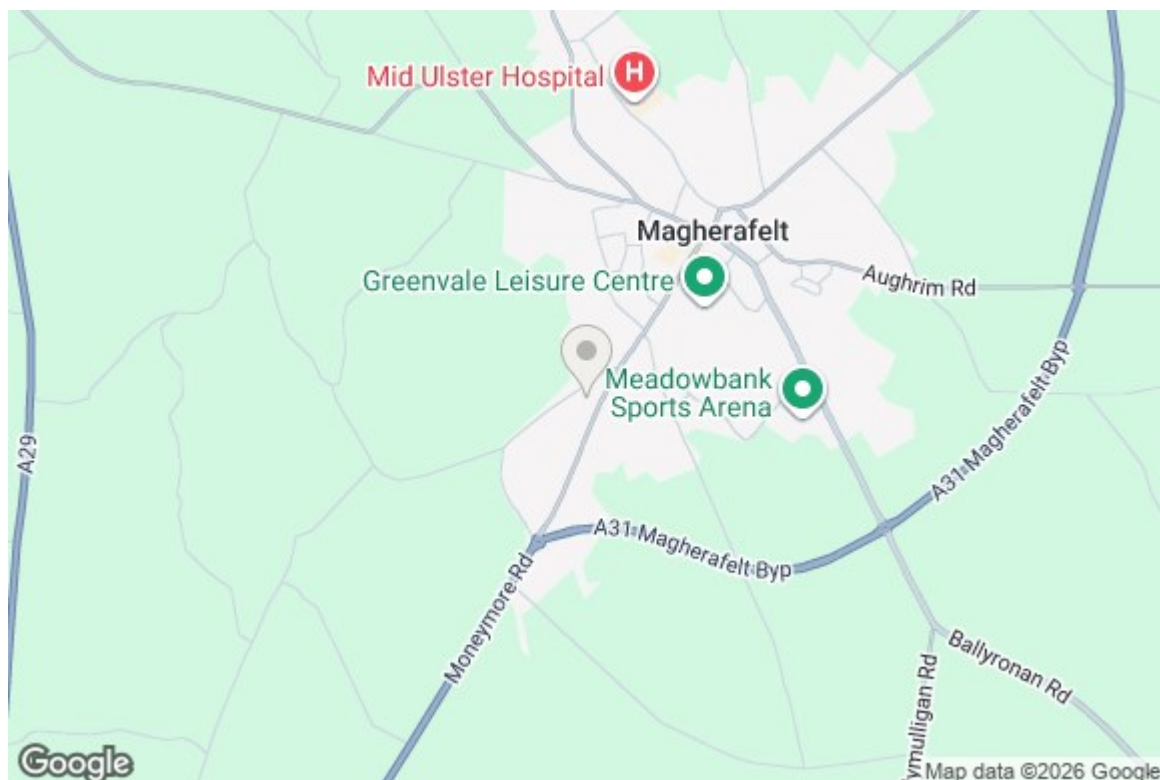
Garage
13'9" x 19'7"



Converted garage with shower room. Suitable for a number of uses to include gym and home office.



TOTAL: 2087 sq. ft
 1st floor: 1182 sq. ft, 2nd floor: 905 sq. ft
 EXCLUDED AREAS: STORAGE: 109 sq. ft, WALLS: 172 sq. ft



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

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