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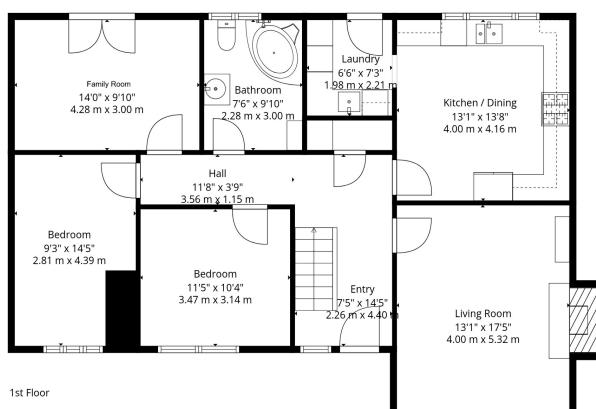
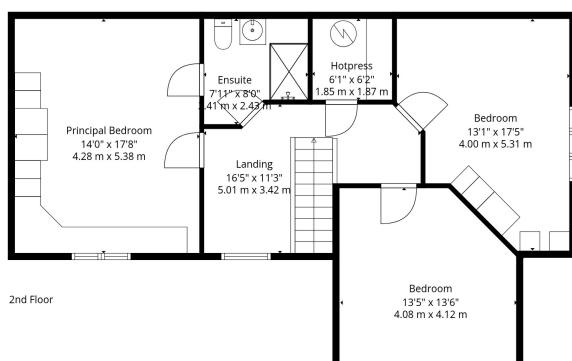
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1 KENSINGTON MANOR
Dollingstown BT66 7UP

Offers around
£329,950





TOTAL: 1796 sq. ft. 167 m²
 1st floor: 1120 sq. ft. 104 m², 2nd floor: 676 sq. ft. 63 m²
 EXCLUDED AREAS: FIREPLACE: 12 sq. ft. 1 m², 20 CEILING: 159 sq. ft. 15 m², HOTPRESS: 24 sq. ft. 2 m²,
 WALLS: 139 sq. ft. 13 m²

Sizes And Dimensions Are Approximate. Actual May Vary.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	67 D
39-54	E		
21-38	F		
1-20	G		

Description

A very spacious detached Tudor style home, enjoying a prime position at the entrance of this very desirable development of similar style properties, located just off the Inn Road and convenient to the local amenities of Dollingstown with bus services to other towns and cities.

The property will provide any potential purchaser with the flexibility for alternative layouts, based on a five bedroom, two reception room format, but can offer four bedrooms, three receptions if required.

The sizable gardens takes full advantage of its position which provides privacy for summer entertaining and will appeal to a growing family in particular. Viewing a must!

Features:-

- Spacious and stylish detached Tudor Style chalet bungalow with matching detached garage
- Entrance porch with an attractive front door leading into the hallway
- Spacious hallway with a spindled staircase to the generous first floor landing. Cloak room
- Living room with a feature fireplace including a marble inset and open fire. Bow window
- Spacious kitchen with a good range of fitted high and low level cabinetry finished with granite work surfaces. Built in dish washer. Space for a free standing range style cooker. Space for an inset double fridge/freezer
- Open plan to the utility room with fitted high and low level units with an integrated wine rack, fitted granite work surfaces and space for a washing machine
- Downstairs bathroom with a modern style white suite including a corner style bath with shower fitment above, WC and wash hand basin. Partially tiled walls
- Family room with double doors to the rear gardens
- Five bedrooms, master bedroom on the first floor with fitted wardrobes. (Two bedrooms on the ground floor)
- First floor shower room with shower, WC and wash hand basin
- Detached double garage with garage doors and separate service door
- Spacious gardens laid out in lawns to the front, side and rear. Tarmac driveway leading to the rear of the property
- Beam Vacuum system
- Oil fired dual heating with an upgraded system including a condensing boiler with digital smart controls
- Hardwood double glazed windows

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 intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Stewart Estate Agents, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. Stewart Estate Agents has not tested any equipment, apparatus, fittings or services and cannot verify that these are in working order.

