

# GERARD MCCLINTON

## ESTATE AGENT



### 24 Crossgar Road East, Crossgar, BT30 9ER

#### Offers in the region of £449,950



Tucked away along a quiet country lane, this exceptional home delivers luxury, privacy and standout contemporary design in equal measure. Set on a superb mature site of approximately 0.6 acres, it enjoys a peaceful semi-rural setting while remaining convenient to Crossgar, Downpatrick and Ballynahinch, with leading schools, amenities and outdoor pursuits all close by.

Extending over three beautifully planned levels, the layout offers both grandeur and flexibility. A bright, welcoming entrance hall leads to a generous living room where an open fireplace and garden views create a warm, refined feel. The adjoining dining space flows effortlessly into a spacious conservatory overlooking the expansive rear gardens. A second reception room, currently a home office, can easily serve as a fifth bedroom if desired.

The lower level is the true heart of the home — a sleek, high-end open plan kitchen and living space designed for modern family life. Featuring a

- Prime semi-rural setting on a private 0.6 acre mature site with countryside calm yet close to Balloo, Saintfield and Ballygowan
- Impressive three-level layout offering up to 5 bedrooms and superb flexibility for modern family living
- Luxury open-plan kitchen and family hub with range cooker, American fridge freezer, coffee station and sun-terrace access
- Multiple reception spaces including garden-view lounge, conservatory and versatile home office/bedroom
- Four spacious double bedrooms, two ensembles, plus a standout principal suite with dressing area
- Large double garage with electric doors and extensive driveway parking for cars, boat or horse lorry
- A Fantastic Family Home, Countryside Life with Convenience

