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27 BERWICK HEIGHTS

Moira BT67 0SZ

Offers around
£469,950







Description:

This truly sublime detached exclusive residence will provide a welcome addition to the current market having a sensational interior that has been carefully designed with great care and dedication to compliment its superb proportions and stylish elevations for a more modern way of living. The many selling features includes a contemporary style open plan kitchen with a dining area and double doors to the garden, a separate utility room and a luxury bathroom on the first floor with a free standing bath.

The property is well located within a much admired residential development enjoys a tranquil outlook at the front over the surrounding landscape and is convenient to Moira's historic village with all amenities as well as Rowandale Integrated Primary School.

All in all, a practical and elegant detached family residence in a highly residential and convenient setting. Viewing a must!

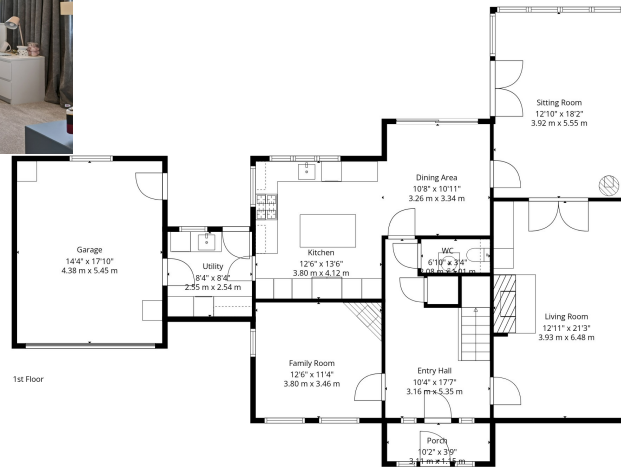
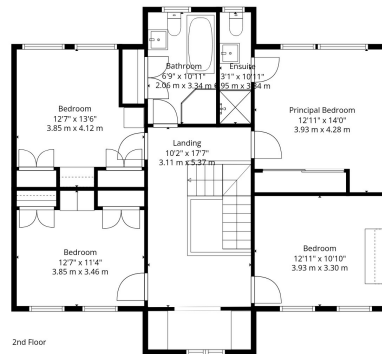
Features:

- Handsome detached substantial residence with adjoining garage
- Wonderfully designed interior floor plan with a practical flow of accommodation arranged over two floors
- Stunning interior presentation through out
- Elegant hallway with an attractive front door and fan light leading into a porch area and glazed inner doors to the main hallway with a spindled staircase to the first floor gallery landing. Attractive wooden floor
- Downstairs cloak room with WC and wash hand basin
- Living room with a very elegant fireplace surround including an marble inset and hearth and a feature gas fire, double doors to the family room
- Spacious family room with a contemporary style cast iron stove and door leading to the rear garden
- Beautifully designed open plan kitchen with dining area with a bespoke fitted kitchen having a generous range of high and low level cabinetry as well as a matching island units. Feature quartz work surfaces. Built in double oven. Inset gas hob with extractor fan above. Built in dish washer. Inset sink unit. Space for a free standing fridge/freezer. Dining area with double doors leading to the rear garden
- Separate utility room with a range of fitted units including a space for a washing machine. Door to the rear garden and a connecting door leading through to the garage
- Separate living room with corner fireplace and open fire
- Spacious gallery style landing with a reading or study nook overlooking the fields at the front
- Four generous bedrooms, master bedroom with a contemporary style ensuite shower room including a shower, WC and vanity wash hand basin
- Luxury bathroom with a beautifully designed suite including a free standing bath, wc and wash hand basin
- An exceptional standard of specification includes quality tiles, moulded conicing and some attractive wooden floors
- PVC double glazed windows
- Oil fired central heating
- Very mature and attractive gardens to the rear with patio areas, neat lawns and vegetable gardens
- Tarmac driveway and neat front garden with views to the fields at the front

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.







TOTAL: 2132 sq. ft, 198 m²
 1st floor: 1135 sq. ft, 105 m², 2nd floor: 997 sq. ft, 93 m²
 EXCLUDED AREAS: GARAGE: 257 sq. ft, 24 m², UTILITY: 70 sq. ft, 6 m², PORCH: 38 sq. ft, 4 m², WALLS: 189 sq. ft, 17 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	65 D	70 C
39-54	E		
21-38	F		
1-20	G		

