

55A Derryleckagh Road, Newry, Co. Down, BT34 2NL



Offers Over £445,000

Stunning Five Bedroom Family Home on a Generous Countryside Site

Offering an exceptional blend of space, style and versatility, this impressive five bedroom detached residence provides the ideal setting for growing or established families. Occupying a generous site in a peaceful yet highly accessible countryside location, the property has been thoughtfully enhanced and impeccably maintained by the current owners, creating a home that is both elegant and practical for modern family living.

The accommodation extends to a welcoming entrance porch featuring a decorative stained glass window, leading into the main hallway. To the front of the property, the beautifully presented lounge boasts wooden flooring and an attractive Italian fireplace with a wood burning stove, creating a warm and inviting atmosphere.

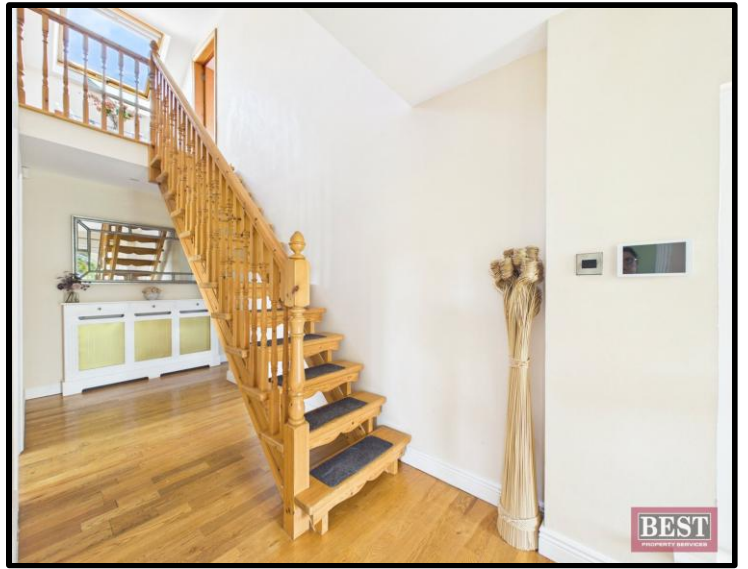
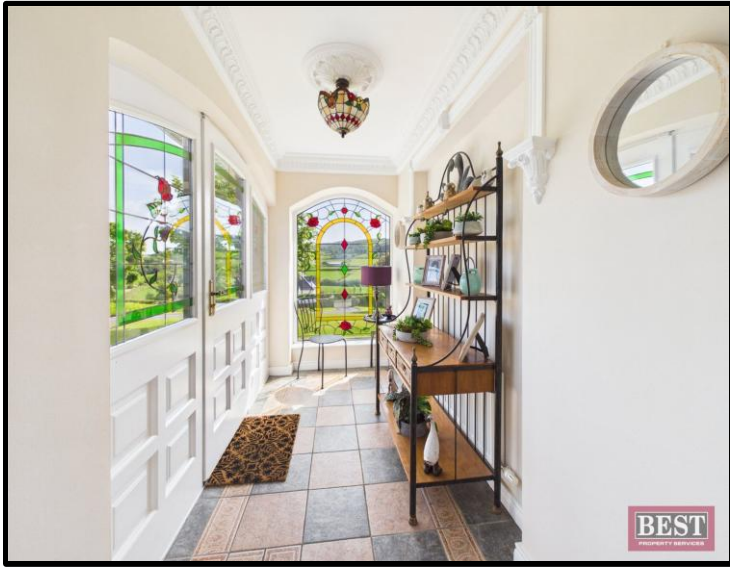
To the rear, the heart of the home is the superb open plan living, kitchen and dining area, enjoying delightful views over the gardens. The living space features a further fireplace with a wood burning stove, while the well appointed kitchen offers an excellent range of fitted high and low level units, integrated appliances, and double doors opening directly onto the rear garden, perfect for both everyday family life and entertaining.

The ground floor further benefits from three well proportioned bedrooms. The principal ground floor bedroom incorporates a dedicated dressing room, while another bedroom features an extensive range of built in wardrobes and a private steam room. A luxurious fully tiled family bathroom with a four piece suite and a practical utility room, plumbed for a washing machine and tumble dryer, complete this level.

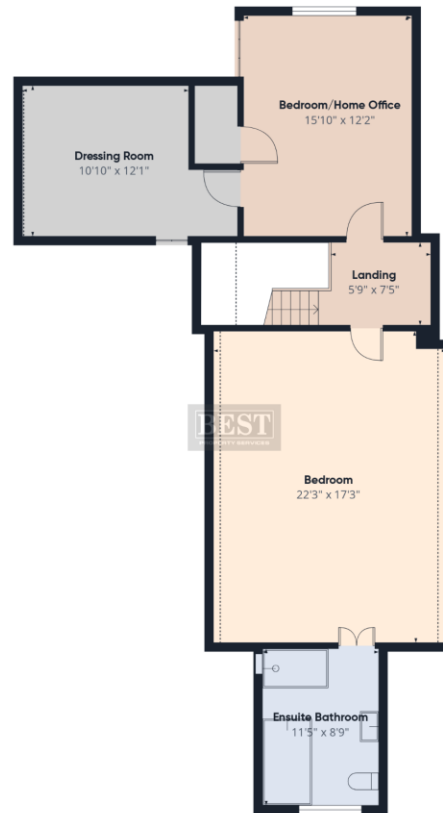
On the first floor, there are two additional double bedrooms. The spacious principal first floor suite enjoys a comprehensive range of built in wardrobes and direct access to a stylish ensuite bathroom fitted with a four piece suite. The second bedroom, currently utilised as a home office, benefits from an adjoining dressing room, offering excellent flexibility to suit a variety of lifestyle needs.

Externally, the property is set on a generous site with mature gardens and a detached garage, providing ample outdoor space for family enjoyment. Combining spacious accommodation, quality finishes and a sought-after countryside setting, this outstanding home presents a rare opportunity to acquire a truly special family residence.

- OFFERING NEW TO THE MARKET THIS STUNNING FAMILY HOME ON APPROX. 1.77 ACRES
- Entrance Level Accommodation. Entrance Porch Hall, Lounge, Open Plan Kitchen/Dining/Family Room, Three Double Bedrooms (one of which has Dressing Room), Steam Room, Laundry Room, Family Bathroom.
- First Floor Accommodation: Two Double Bedrooms (one of which currently being used as a Home Office), Main Bedroom has an Ensuite Bathroom. Dressing Room.
- Oil Fired Central Heating. Pvc Double Glazing (front of house replaced 2018 and back of house replaced 2021).
- Detached Garage. Solar Panels fitted in 2024.
- Extensive mature gardens laid in lawns with a variety of mature plants and shrubs. Additional agricultural land beyond the rear garden.
- Electronically controlled gates.



Floorplan



Approximate total area^m
2666 ft²
Reduced headroom
48 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360













Energy Performance Certificate

TBC

Viewing:

By appointment only

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Friday
Saturday

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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.

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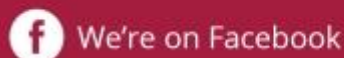
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

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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