



JOYCE CLARKE

TAKING YOU HOME

FOR SALE

New bungalow
50 Dunkirk Road
Waringstown
BT66 7SW

Bedroom	3
Reception	2
Bathroom	3



Attractive newly build three bedroom bungalow and detached garage with beautiful stone detailing

Offers in Region of: £325,000

Opening Times

Monday to Friday 9:00am - 5.30pm
Saturday 10:00am - 12.00pm
Sunday Closed
Open during lunchtime

Viewing strictly by appointment only

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Joyce Clarke are delighted to bring to the market this beautiful detached bungalow with garage set upon a fully enclosed site, situated on the Dunkirk Road within a few minutes drive of Waringstown. This brand new property has been thoughtfully designed with well proportioned rooms and constructed using the finest materials including bespoke stonework that sets it apart from other properties. The bungalow is at an advanced stage of construction and is now ready for your choice of kitchen, utility, bathrooms and tiling. (Generous PC allowances apply). There are three double bedrooms (master en-suite), open plan kitchen dining, utility and WC, family bathroom with four piece suite, and living room. A welcoming sunroom provides additional living space and has a wonderful exposed stone feature wall, and French style doors leading to the garden. The gardens have paving laid to the pathway, and will be levelled and prepared for sowing out. A generous detached garage sits to the rear. This is a truly unique opportunity to acquire a new bungalow in a sought after area, constructed by Verner Contracts.



- Attractive detached new build bungalow with garage in a sought after location
- Three bedrooms (master en suite)
- Open plan kitchen dining with integrated appliances
- Feature stone wall to sunroom, complimented by stone detailing throughout home
- Family bathroom with separate shower & bath
- Beautiful stonework to front of property
- Generous PC allowances
- Detached garage to the rear
- Energy efficient home B Rating
- 3/4 of roof has attic trusses allowing first floor expansion



ENTRANCE

7' 6" x 19' 6" (2.29m x 5.94m)

Porch with stonework to exterior. uPVC entrance door with glazed panel surround. Leading to hall. Tiled flooring

LIVING ROOM

14' 5" x 14' 7" (4.39m x 4.45m)

Fireplace with attractive stone detailing. Space for stove.

KITCHEN DINING

14' 11" x 18' 6" (4.55m x 5.64m)

PC allowances to include Fairline kitchen with hob, oven, extractor, dishwasher, microwave and fridge freezer. Tiled floor. Leading to sunroom.

SUNROOM

12' 8" x 13' 1" (3.86m x 3.99m)

Beautiful feature wall with exposed stonework. French doors leading to garden.

UTILITY

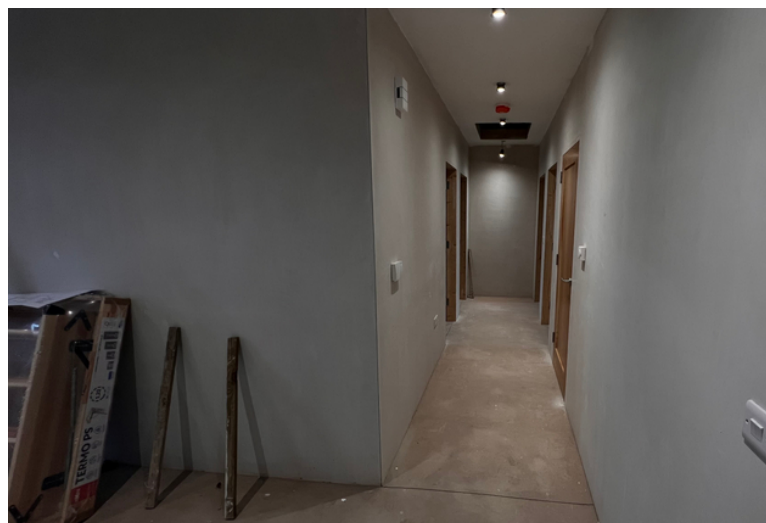
6' 8" x 8' 8" (2.03m x 2.64m)

High and low units. Space for washing machine and tumble dryer. Tiled floor. Part uPVC door to rear.

WC

3' 0" x 6' 8" (0.91m x 2.03m) WC and sink.

Tiled floor.



MASTER BEDROOM

11' 1" x 13' 0" (3.38m x 3.96m)

Rear aspect double bedroom.

EN SUITE

6' 2" x 6' 4" (1.88m x 1.93m)

PC allowances to provide for shower, sink and WC. Tiled floor.

BEDROOM TWO

10' 0" x 11' 0" (3.05m x 3.35m)

Front aspect double bedroom.

BEDROOM THREE

10' 2" x 13' 0" (3.10m x 3.96m)

Front aspect double bedroom.

BATHROOM

7' 6" x 9' 5" (2.29m x 2.87m)

PC allowances to provide for four piece suite comprising of sink, WC, shower and bath. Tiled floor.

GARAGE

4.4m x 5.3m (14' 5" x 17' 5")

Power and light. Up and over door.

Pedestrian door.

OUTSIDE

Fully enclosed garden with lawns levelled and prepared for sewing out with grass seed (weather permitting). Paved patio and pathway. Outside tap.

