



29 Edenordinary Road, Banbridge, BT32 4HA



Asking Price £750,000

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KEY FEATURES

- An exceptionally well appointed family home built c. 7 years ago occupying a private rural setting
- 3.5 acre site with 1.5 acres in well tended gardens and a 2 acre paddock
- Reception Hall with gallery landing
- Cloakroom
- 3 Reception Rooms
- Magnificent Kitchen with Dining Area – Kitchen by Robinson Interiors
- Rear Hallway / Rear Cloakroom / Utility Room
- 3 Ground Floor Bedrooms (all with private En Suite facilities)
- 2 First Floor Bedrooms (or 1 plus Study as currently utilised)
- Games Room
- Main Bathroom
- Extensive Garaging and Workshop
- Triple Glazing
- Oil fired central heating
- Music System in all Principal Rooms
- Beam vacuum system
- Security alarm system
- Property Can Also Be Purchased Without Paddock



SUMMARY

Occupying a private, rural setting, this exceptionally well appointed detached residence occupies an overall site of c. 3.5 acres with c. 1.5 acres in mature landscaped gardens with an adjoining c.2 acre paddock.

Whilst enjoying all the attributes of tranquil, rural living, the A1 Carriageway is within 2 minutes drive providing easy access to :

- Belfast (25 minutes)
- Dublin (1 hour 30 minutes)
- Lisburn (15 minutes)
- Hillsborough (10 minutes)
- Banbridge (5 minutes)

Constructed approximately 7 years ago, the quality of construction and level of finishes / specification are of the highest standard throughout.

The accommodation comprises an impressive Reception Hall with gallery landing, Cloakroom, Drawing Room, Living Room, a superbly appointed Kitchen with Dining Area (Kitchen by Robinson Interiors), Garden Room, rear Hallway, Rear Cloakroom, Utility Room. There are 3 Bedrooms on the ground floor (all with private ensuite facilities). On the first floor, there are 2 further bedrooms (or 1 plus study as currently utilised), Games Room, Store room and Main Bathroom.

Outside, automated entrance gates lead to a sweeping driveway with generous parking to the front and rear. There are well tended gardens in lawns, mature shrubs and patio areas. There is extensive garaging with roller doors and independent heating system, a large workshop, and summer house.

All in all, an exceptionally well appointed family home in a rural yet most convenient County Down location.

Viewing is by private appointment and is highly recommended.



ACCOMMODATION

GROUND FLOOR

SPACIOUS RECEPTION HALL:

20' 9" x 12' 3" (6.32m x 3.73m) Average.

Wood grain PVC entrance door with glazed side panels. Feature mahogany open tread stairway to first floor with glazed side panels and gallery landing. Polished marble tiled floor.

CLOAKROOM:

Contemporary white suite comprising vanity unit with inset wash hand basin and storage beneath, and concealed cistern WC. Polished marble tiled floor. Fully tiled walls. Wall mirror. Recessed lighting.



DRAWING ROOM:

22' 7" x 14' 8" (6.88m x 4.47m)

Attractive feature contemporary fireplace with log effect gas fire. Polished marble tiled floor.



LIVING ROOM:
15' 0" x 13' 10" (4.57m x 4.22m)
Attractive feature contemporary wood burning stove set in recess with beam mantle and slate hearth. Polished marble tiled floor. Recessed lighting.



MAGNIFICENT CONTEMPORARY KITCHEN WITH DINING AREA:
19' 9" x 17' 5" (6.02m x 5.31m) Average.
Superb fully fitted contemporary kitchen by Robinson Interiors with an extensive range of high and low level units. Central island unit with breakfast bar area. Integrated Siemens electrical appliances including multi function oven, conventional oven, 5 ring gas hob, dish washer, larger fridge and freezer. Twin sink unit with Quooker boiling water tap. Polished marble tiled floor. Recessed lighting.



GARDEN ROOM:
15' 9" x 15' 3" (4.8m x 4.65m)
Attractive feature contemporary wood burning stove set in recess with slate hearth. Vaulted ceiling. Polished marble tiled floor. Double opening doors leading to patio area and gardens.



REAR HALLWAY:
PVC rear door. Polished marble tiled floor.

REAR CLOAKROOM:
Contemporary white suite comprising vanity unit with inset wash hand basin and storage beneath, and concealed cistern WC. Polished marble tiled floor. Fully tiled walls. Wall mirror. Recessed lighting.

UTILITY ROOM:
10' 8" x 7' 3" (3.25m x 2.21m)
Fitted with a good range of high and low level units. Stainless steel sink unit with mixer taps. Recess for washing machine and tumble dryer. Polished marble tiled floor.



PRINCIPAL BEDROOM:
14' 4" x 13' 5" (4.37m x 4.09m)
Recessed lighting. Wall light wiring.

WALK IN DRESSING ROOM:
Fitted with a good range of built in wardrobes, dressing table, large wall mirror.

ENSUITE SHOWER ROOM:
Contemporary white suite comprising large shower, wash hand basin and concealed cistern WC. Wall mirror. Heated towel radiator. Fully tiled walls. Ceramic tiled floor.



BEDROOM (2):
13' 6" x 12' 1" (4.11m x 3.68m)
Built in wardrobes, desk area and shelving. Recessed lighting.



BEDROOM (3):
13' 6" x 12' 1" (4.11m x 3.68m)
Built in wardrobes, desk area and shelving. Recessed lighting.

ENSUITE SHOWER ROOM:
Contemporary white suite comprising large shower, wash hand basin and concealed cistern WC. Wall mirror. Heated towel radiator. Fully tiled walls. Ceramic tiled floor.



FIRST FLOOR

BEDROOM (4):
17' 7" x 15' 0" (5.36m x 4.57m) (To Maximum)
Built in wardrobes. Recessed lighting.



BEDROOM (5)/STUDY:
11' 7" x 11' 2" (3.53m x 3.4m)
Built in desk area, storage cupboards and shelving. Recessed lighting.



BATHROOM:
Contemporary white suite comprising oval bath, curved corner shower, vanity unit with inset wash hand basin, and concealed cistern WC. Heated towel radiator. Fully tiled walls. Polished marble tiled floor. Recessed lighting.



GAMES ROOM:
25' 2" x 15' 8" (7.67m x 4.78m)
Built in storage cupboards and shelving.

ADJOINING STORAGE ROOM:
13' 6" x 11' 9" (4.11m x 3.58m)
Shelving. Comms cabinet for house electronics.

GALLERY LANDING:
Walk in shelved airing cupboard.



OUTSIDE

The property occupies an overall site area extending to approximately 3.5 acres. Approached by a private avenue, automated entrance gates (with video entry system) lead to a sweeping driveway with generous parking to the front, and the driveway also leading on to generous paring and garaging to the rear. There are mature landscaped gardens extending to c 1.5 acres lain in well tended lawns, mature shrub beds and patio areas. In addition there is an adjoining paddock area of c 2 acres.

EXTENSIVE GARAGING

GARAGE 1:
41' 0" x 25' 2" (12.5m x 7.67m)
Twin automated roller doors and side service door. Heating. Power and Light.

Open to:

GARAGE 2:
47' 8" x 18' 7" (14.53m x 5.66m)
Automated roller door. Heating. Power and Light.

GARAGE 3:
20' 0" x 19' 4" (6.1m x 5.89m)
Automated roller door. Oil fired central heating boiler (for garaging only). Power and Light.

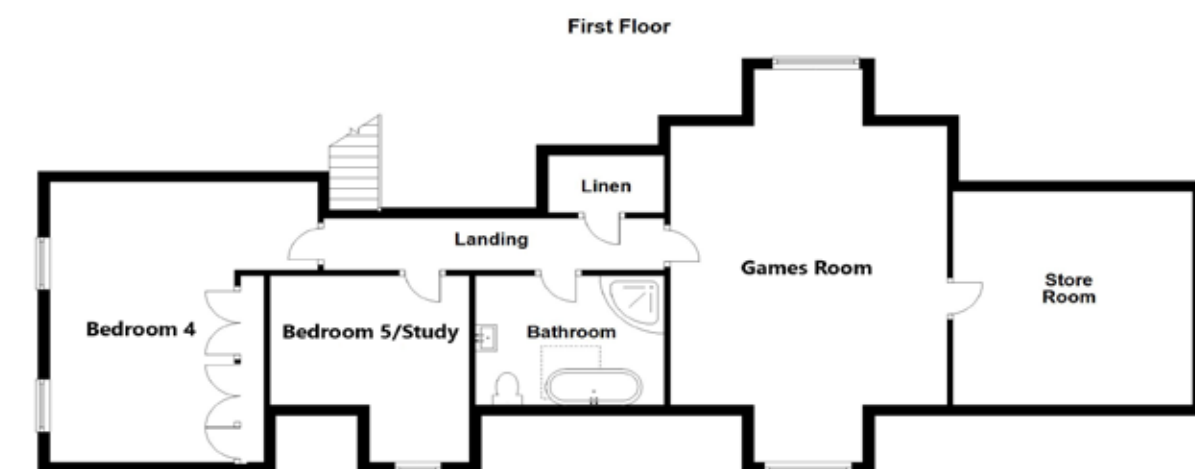
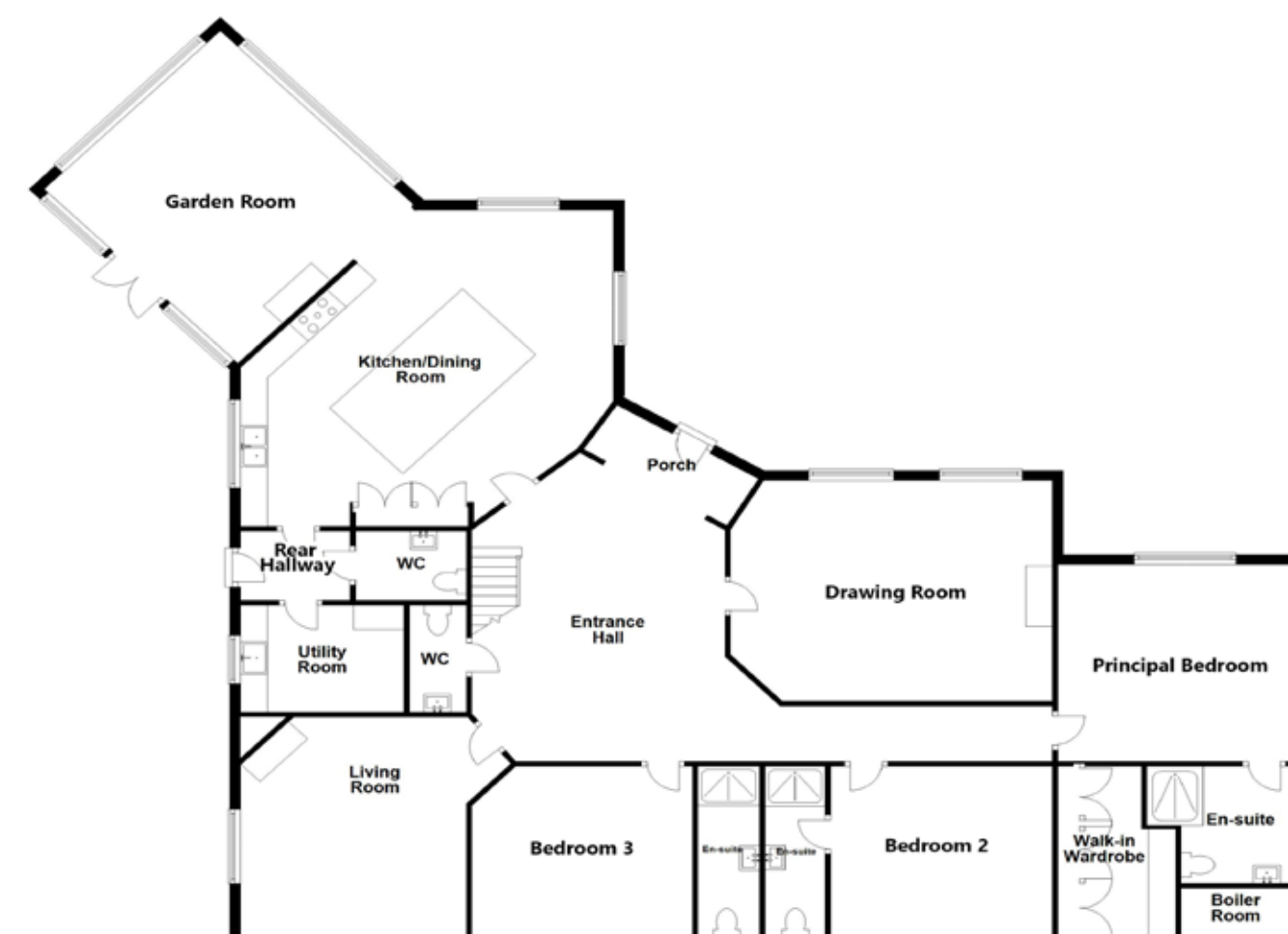
WORKSHOP/GARDEN STORE ROOM:
29' 4" x 19' 10" (8.94m x 6.05m)
Roller door and side service door. Power and light.

SUMMER HOUSE:
14' 7" x 14' 2" (4.44m x 4.32m)

GARDEN SHED

Boiler house with oil fired central heating boiler. Outside lighting and water supply.





Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

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