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Kildrum 6 **WARINGMORE**

Moira BT67 0LG

offers over
£525,000







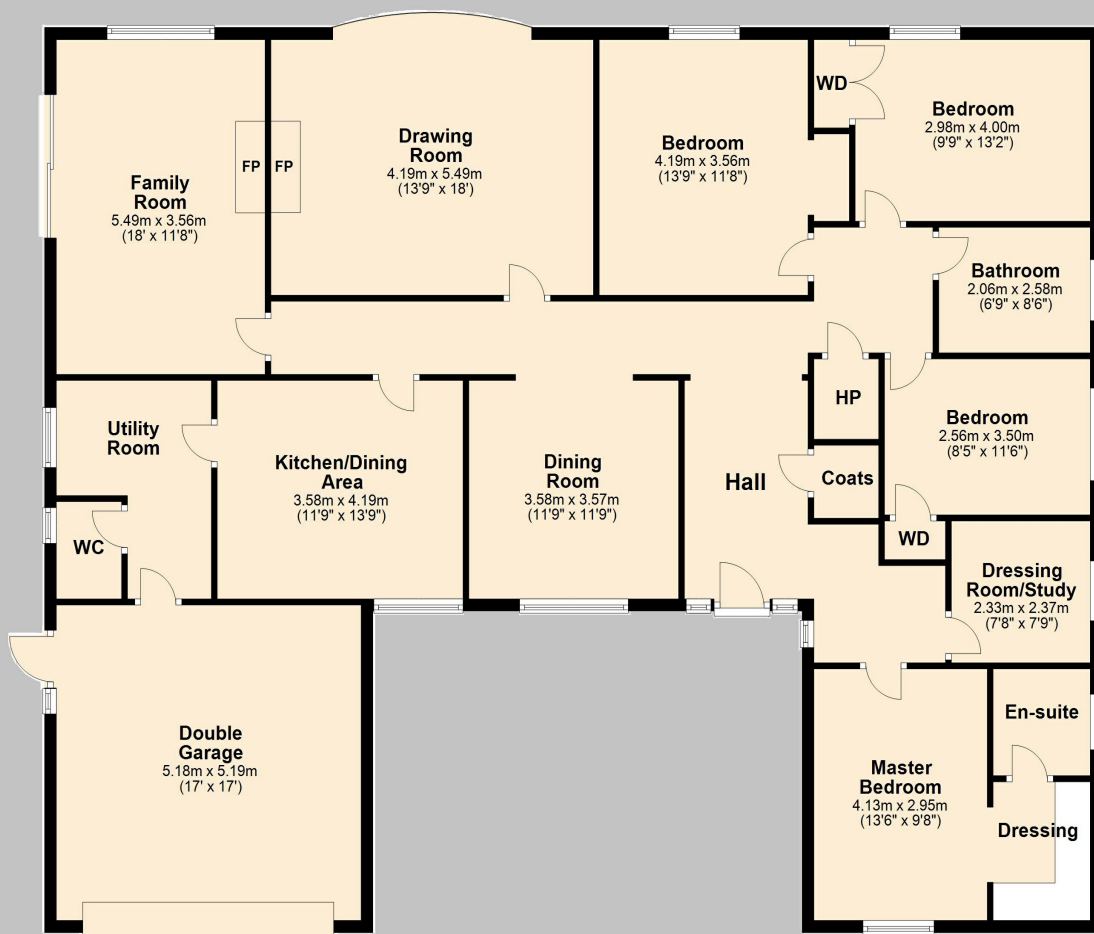
NB:

Planning applications for the side gardens have been submitted

Planning Ref: LA05/2023/0654/O

Planning Ref: LA05/2023/0653/O

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		61 D
39-54	E	43 E	
21-38	F		
1-20	G		



Please Note: Floorplans are for identification purposes only. Measurements are approximate and are taken using a laser measuring device.

Description

This very attractive and highly desirable detached bungalow enjoys a truly magnificent and mature leafy parkland style setting, extending to approximately 0.8 acres, nestling within a much admired and widely respected residential development of exclusive homes, located on the edge of the pretty and historic village of Moira. The bungalow has generously proportioned accommodation including a formal drawing room with bow window and cottage effect beamed ceiling, separate family room with sliding doors to the gardens and a master bedroom with ensuite shower room and dressing room. The property represents a wonderful opportunity for re-development or the development of the gardens subject to planning permissions and all necessary consents. Viewing a must!

- Exclusive detached bungalow on a spacious landscaped and leafy site extending to approximately 0.8 acres
- Four spacious bedrooms, master bedroom with feature arch window, ensuite shower room and dressing room
- Bedroom 2 and 3 with feature arch windows and built in vanity wash hand basins
- Entrance hallway with cloak room and feature arch window
- Drawing room with bow window and cottage effect beamed ceiling
- Separate family room with an attractive fireplace and sliding patio doors to the gardens
- Separate dining room open plan to the hallway with tongue and groove panelled ceiling
- Study presently used as a separate dressing room
- Kitchen with a good range of fitted high and low level units by Alwood
- Separate utility room with an adjoining WC and access to the integral garage
- Bathroom with bath, WC, bidet and wash hand basin
- Beautifully landscaped gardens fully matured to create a leafy parkland style setting. A wonderful variety trees and shrubs, patio areas and feature brick paved entrance courtyard
- Tarmac driveway
- PVC double glazed windows
- Oil fired central heating
- Integral double garage with up and over garage door



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