

Tim Martin
— .co.uk



20 Grand Jury Lane
Saintfield
BT24 7FS

Offers Around
£325,000

www.timmartin.co.uk
Telephone 028 97 568300

SUMMARY

Situated in the ever popular and much sought after 'Grand Jury Lane' development, this beautifully presented detached family home is a must see!

Built and finished to an exceptional standard throughout, the property enjoys superbly appointed accommodation that will suit the growing and established families and is fitted with oil fired central heating, PVC triple glazing and an excellent energy efficient rating to help lower running costs. The ground floor boasts a welcoming entrance hall which leads to the spacious lounge with bay window, kitchen and dining area with contemporary fitted units and an excellent range of integrated appliances, utility store and separate cloakroom with WC. The first floor comprises of three double bedrooms with the principle bedroom enjoying an ensuite shower room and a family bathroom, fitted with a luxurious white suite.

Outside is equally impressive with its spacious driveway leading to the detached garage (with light and power), whilst fully enclosed rear gardens are laid out in artificial grass with a spacious patio area, providing easy maintenance and excellent entertaining space for all to enjoy!

Set just off the Old Grand Jury Road, this beautiful home is perfectly located within walking distance of Saintfield village with its array of amenities, local primary and secondary schools, public transport and The National Trust's Rowallane Gardens. An excellent road network allows for a convenient commute to Downpatrick, Lisburn and Belfast city centre, making this the ideal location for many!

FEATURES

- Beautifully Presented Detached Family Home In The Ever Popular 'Grand Jury Lane' Development
- Spacious Lounge With Bay Window
- Contemporary Fitted Kitchen With An Excellent Range Of Integrated Appliances And Dining Area
- Ground Floor Utility Store And Separate Cloakroom With WC
- Three Excellent Sized Bedrooms With The Principal Bedroom Ensuite
- Luxurious Family Bathroom
- Oil Fired Central Heating, PVC Triple Glazing And An Excellent Energy Efficient Rating
- Spacious Driveway Leading To The Detached Garage (With Light And Power)
- Fully Enclosed And Easily Maintained Rear Gardens With Patio Area
- Within Walking Distance To Saintfield Village, Schools, Public Transport And Rowallane Gardens Convenient Commute To Downpatrick, Lisburn, Belfast, Airports And Hospitals

Entrance Hall

Triple glazed PVC entrance door; tiled floor; telephone connection point; recessed spot lighting.

Cloakroom / WC

Modern white suite comprising, close coupled wc and wall mounted wash hand basin with mono mixer tap, vanity unit under; tiled floor; recessed spot lighting; extractor fan.

Lounge

17'10 x 14'1 maximum measurements (5.44m x 4.29m maximum measurements)

Feature recessed electric fire; tv and telephone connection points; wood laminate floor; bay window; recessed spot lighting; 5 amp power sockets.

Kitchen / Dining Area

17'10 x 16'7 maximum measurements (5.44m x 5.05m maximum measurements)

'L' shaped; excellent range of contemporary fitted high and low level cupboards and drawers incorporating 1½ tub stainless steel sink unit with mixer taps; integrated 'Zanussi' electric double oven; 'AEG' 4 ring induction hob with concealed extractor unit over; space for fridge/freezer; 'Zanussi' dishwasher; quartz worktops with matching upstands and breakfast bar; separate glazed 'Belfast' sink with swan neck mixer taps; recessed spot lighting; glazed PVC double doors to rear garden; glazed PVC door to side; built-in storage cupboard with space and plumbing for washing machine and tumble dryer.

First Floor / Landing

Access to roofspace via 'Slingsby' type ladder; hotpress with 'Warmflow' hot water tank.

Principal Bedroom

12'1 x 11'9 (3.68m x 3.58m)

Recessed spot lighting; built-in wardrobes and bedroom furniture; 5 amp power socket; tv aerial connection point.

En Suite Shower Room

11'8 x 5'3 (3.56m x 1.60m)

Stunning white suite comprising, separate tiled shower cubicle with thermostatically controlled shower unit and wall mounted telephone shower attachment and 'Drench' shower head over; fitted glass shower screen; close coupled wc; his & hers wall mounted wash hand basins with mono mixer taps, vanity unit under and illuminated mirrors over; towel radiator; electric shaver point; part tiled walls; tiled floor; recessed spot lighting; extractor fan.

Bathroom

9'0 x 7'11 (2.74m x 2.41m)

Contemporary white suite comprising, free-standing oval shaped bath with pillar mixer taps; separate tiled shower cubicle with thermostatically controlled shower unit and wall mounted telephone shower attachment; fitted folding shower door; close coupled wc; wall mounted wash hand basin with mono mixer tap and vanity unit under; tiled floor; towel radiator; recessed spot lighting; extractor fan.

Bedroom 2

12'1 x 8'4 (3.68m x 2.54m)

TV aerial connection point.

Bedroom 3

12'1 x 9'0 maximum measurements (3.68m x 2.74m maximum measurements)

Outside

Spacious driveway providing excellent car parking and leading to:-

Detached Garage

20'0 x 11'10 (6.10m x 3.61m)

Electric roller shutter door; light and power points; 'Warmflow' oil fired boiler; water supply available; PVC door to side.

Gardens

Fully enclosed rear gardens laid out in artificial grass; spacious paved patio area; outside light and water tap; PVC oil storage tank.

Capital / Rateable Value

£190,000 = Rates Payable £1,756.17 per annum (approximately)

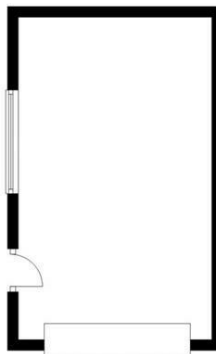
Ground Floor
Approx. 60.0 sq. metres (645.4 sq. feet)



First Floor
Approx. 57.8 sq. metres (622.7 sq. feet)



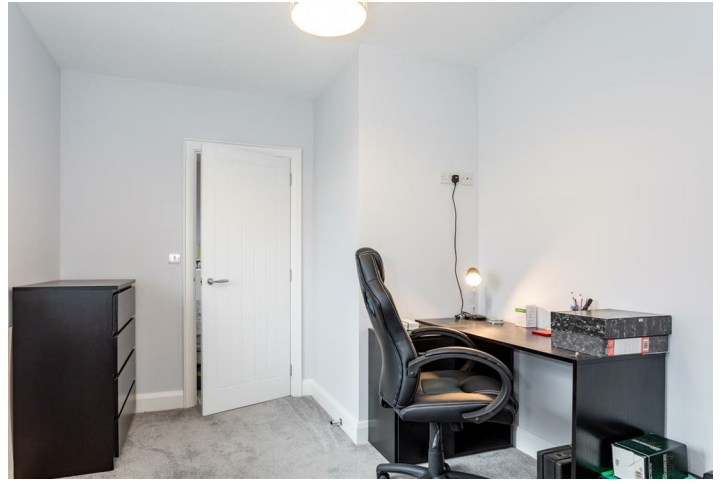
Garage
Approx. 21.6 sq. metres (232.5 sq. feet)

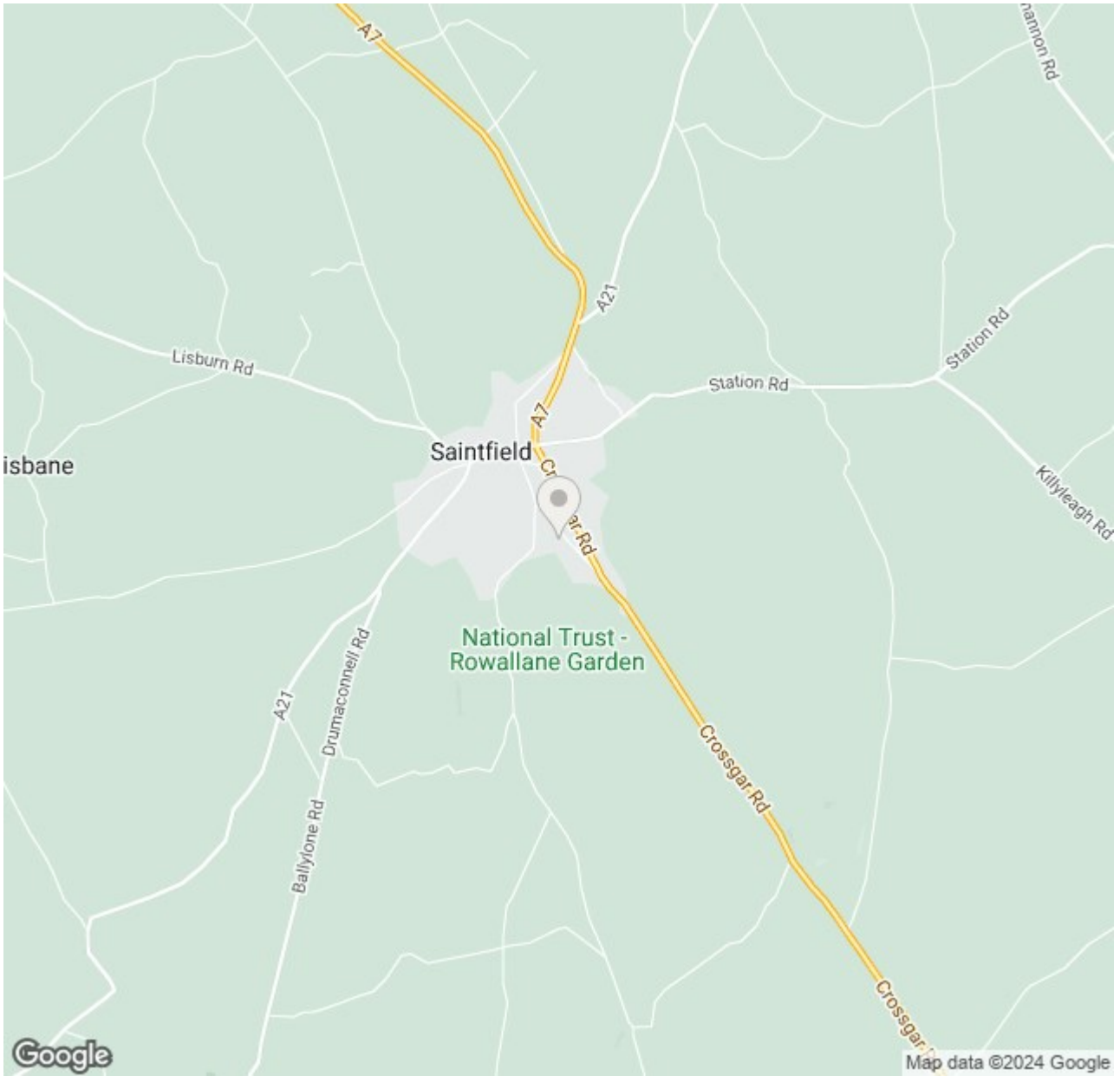


Total area: approx. 139.4 sq. metres (1500.6 sq. feet)









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Saintfield
 1B Main Street, Saintfield, BT24 7AA
 T 028 97 568300

Comber
 27 Castle Street, Comber, BT23 5DY
 T 028 91 8789596

Tim Martin & Company for themselves and for the vendors of this property have endeavoured to prepare these sales details as accurate and reliable as possible for the guidance of intending purchasers or lessees. These particulars are given for general guidance only and do not constitute any part of an offer or contract. The seller and us as agents, do not make any representation or give any warranty in relation to the property. We would recommend that all information contained in this brochure about the property be verified by yourself or professional advisors. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty will be given as to their condition. All measurements contained within this brochure are approximate. Please contact us prior to viewing the property. If there is any point of particular importance to you we would be pleased to provide additional information or make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.