

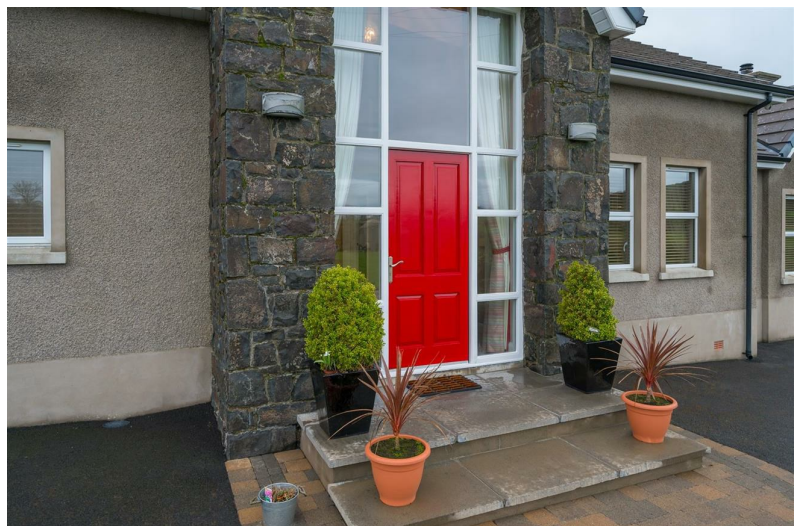


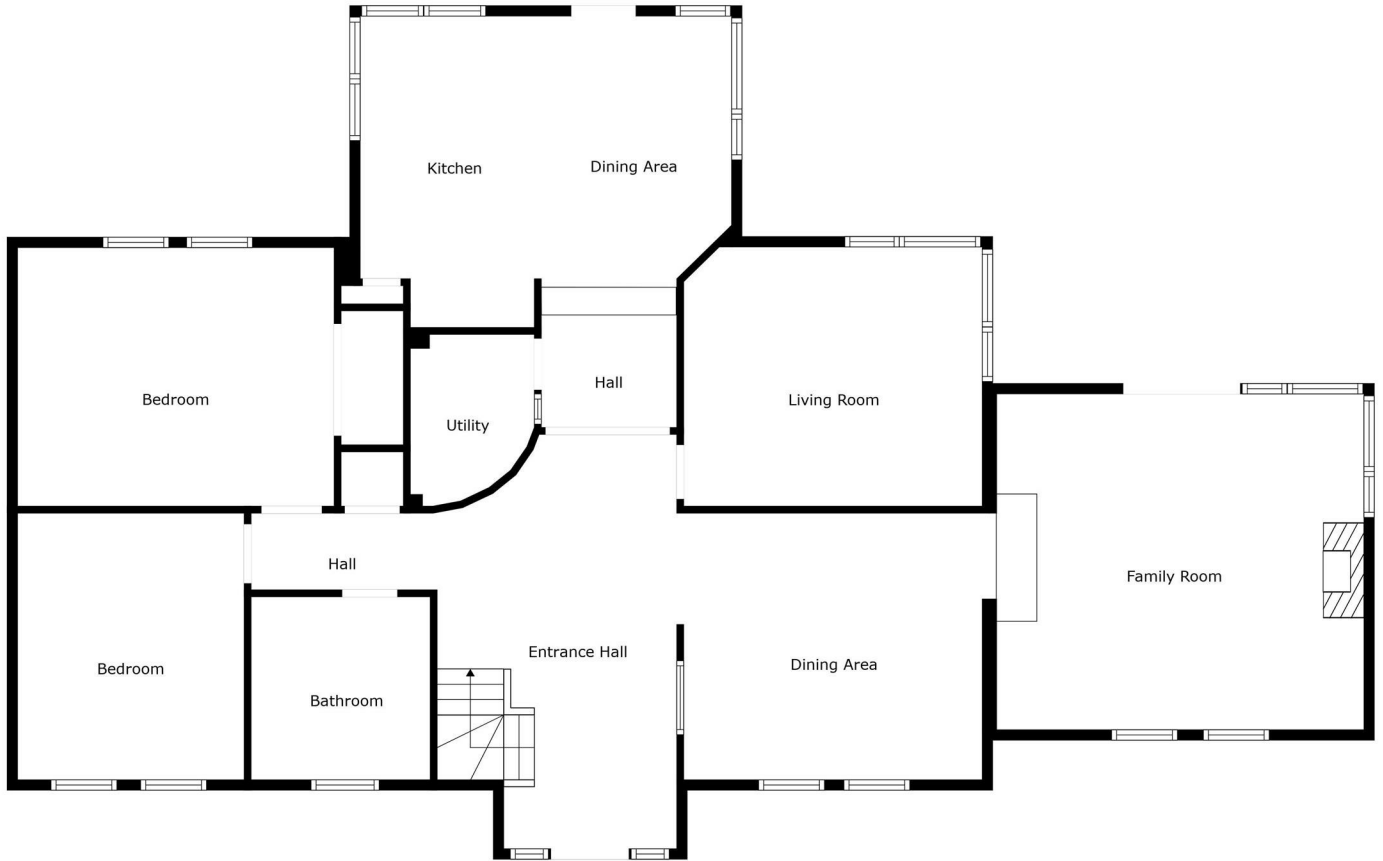
118 Connor Road, Parkgate, BT39 0DS

- Impressive, Detached, Family Home
- Kitchen With Informal Dining Area
- Utility Room
- Principal Bedroom With Walk In Wardrobe & En Suite Shower Room
- Generous Sized Driveway, Gardens and Double Garage
- Four Bedroom; Three+ Reception
- Luxury Fitted German Kitchen
- Two Deluxe Bathrooms
- Oil Heating (pressurised system); PVC Double Glazing
- Elevated, Uninterrupted, Rural Views

Offers Over **£475,000**

EPC Rating C





Approximate. Actual May Vary.

PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood, panelled front door with double glazed side screens and fan light over. Vaulted ceiling. Tiled floor. Stairwell to first floor gallery landing. Access to hot press. Glass panelled French doors to kitchen.

LOUNGE 18'0" x 16'4"

Vaulted ceiling. Cast iron, multi fuel burning stove with stone surround and granite hearth. Triple aspect windows with feature corner window. Wired for Bang & Olufsen sound system. Elevated rural views. PVC double glazed French doors to rear garden. Timber flooring. Underfloor heating.

DINING ROOM 14'8" x 12'5"

Tiled floor. Wired for Bang & Olufsen sound system. Twin windows to front elevation. Glass block feature wall to entrance hall.

FAMILY ROOM 14'8" x 13'0"

Wired for Bang & Olufsen sound system. Feature corner window, enjoying elevated rural views.



KITCHEN WITH INFORMAL DINING AREA 19'9" x 18'0" **(wps)**

Luxury fitted, German kitchen with range of high and low level storage units and solid granite work surface. Matching island unit. Inlaid stainless steel 1.5 bowl sink unit. Space for range style oven with stainless steel extractor hood and splash back over. Recess for American style fridge freezer. Integrated dishwasher. Solid granite upstands to walls. Twin corner feature windows, enjoying elevated rural views. Tiled floor. PVC door to rear garden.

UTILITY ROOM 7'11" x 5'8"

Range of fitted high and low level storage units with contrasting granite effect melamine work surface. Stainless steel sink unit with draining bay. Splash back to match work surface. Plumbed for automatic washing machine. Space for tumble dryer. Tiled floor. Feature glass block wall to kitchen.

BEDROOM 3 15'5" x 12'6"

Double doors to built in wardrobe. Elevated rural views to rear.

BEDROOM 4 12'11" x 11'1"

DELUXE BATHROOM

Contemporary, white, three piece suite comprising freestanding bath, floating vanity unit and WC. Splash back tiling to sink. Chrome towel radiator. Tiled floor.

FIRST FLOOR

GALLERY LANDING

PRINCIPAL BEDROOM 19'0" x 13'7" (plus recess)

WALK IN WARDROBE / DRESSING ROOM 9'4" x 4'5" **(wps)**

Range of quality fitted wardrobes, shelving and storage.

DELUXE EN SUITE SHOWER ROOM

Contemporary, white, three piece suite comprising fully tiled, oversized shower enclosure, floating vanity unit and concealed cistern WC. Thermostat controlled mains shower unit. Splash back tiling to sink. Chrome towel radiator. Tiled floor.

BEDROOM 2 18'10" x 14'8"

Double doors to built in wardrobe. Access to under eaves storage.

DELUXE BATHROOM

Contemporary, white, four piece suite comprising Whirlpool bath, separate oversized shower enclosure, floating vanity unit and WC. Thermostat controlled mains shower unit with body jets and drench shower head. Chrome towel radiator. Part tiling to walls. Tiled floor.

EXTERNAL

Electric operated, double gates leading to generous sized, private driveway area finished in tarmac.

Front garden finished in lawn and range of plants, trees and shrubbery.

Range of external lighting.

Stone clad entrance porch.

PVC soffits, fascia and rainwater goods.

Rear garden finished in lawn, paved patio area, decorative stone, tree bark and range of shrubs and trees.

Outside tap.

PVC oil storage tank.

MATCHING DETACHED DOUBLE GARAGE 22'6" x 19'4" **(wps)**

Power operated, up and over door. Power, light, oil fired central heating boiler (pressurised system). Beam vacuum hub. Stairwell with secondary access leading to:





FLOORED ROOF SPACE AREA 22'8" x 13'0"

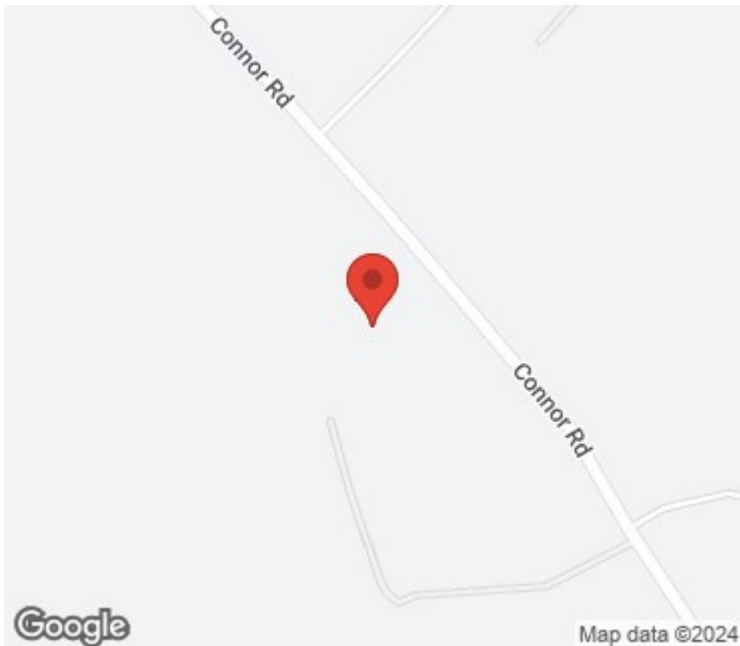
Plastered, floored, power, light, heating and windows.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.



Immaculately presented, spacious, four bedroom / three+ reception family home, occupying a prime site, extending to c.1 acre, located off the Connor Road, Parkgate. The property comprises entrance hall, lounge, family room, dining room, kitchen with informal dining area, luxury fitted German kitchen, utility room, two deluxe bathrooms, each with contemporary sanitary ware, and four well-proportioned double bedrooms, to include principal bedroom with walk in wardrobe and en suite shower room. Externally, the property enjoys electric operated gates leading to generous sized private driveway area, matching detached double garage with floored roof space (which may be suited for use as home office, annex or games room (subject to necessary checks and approval)), and gardens front and rear, finished in lawn, paved patio and range of trees and shrubbery. Other attributes include oil heating (pressurised system), PVC double glazing, alarm system, CCTV, part underfloor heating, all reception rooms wired for Bang & Olufsen sound system, and elevated, uninterrupted rural views. Early viewing highly recommended to avoid disappointment.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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