

**Tim Martin**  
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**2 The Grange  
Saintfield  
BT24 7NF**

**Offers Around  
£360,000**

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## SUMMARY

An impressive and deceptively spacious detached family home, situated in the ever popular Grange development and only a short stroll from Saintfield village and the local schools.

Beautifully presented throughout, the property is fitted with gas fired central heating, uPVC double glazing, fascia and soffit and boasts a spacious driveway which provides excellent parking and leads to the integral garage. The ground floor enjoys a spacious lounge with bay window and open fire, a contemporary fitted kitchen with matching island unit which is open plan to a dining area, utility room and WC, family room with wood burning stove and a home office with separate WC, ideal for those working from home. The first floor comprises of four well proportioned bedrooms with the principle bedroom ensuite and a family bathroom, complete with a modern white suite.

Occupying a superb site within this development, the fully enclosed rear gardens have been laid out in lawn with a spacious patio area, all of which enjoy an open aspect to the surrounding countryside.

Saintfield village is home to many local boutiques, coffee shops, restaurants and the local artisan market which takes place every Saturday. The local primary and secondary schools are within walking distance as too is Rowallane Gardens, boasting beautiful walks and family events throughout the year. An excellent road network allows for a convenient commute to Downpatrick, Lisburn and Belfast city centre.

## FEATURES

- Impressive And Deceptively Spacious Detached Family Home
- Four Excellent Sized Bedrooms Including The Principle Bedroom Ensuite
- Two Reception Rooms And Separate Home Office With WC
- Contemporary Fitted Kitchen With Island Unit And Dining Area
- Utility Room With Separate WC
- Family Bathroom Fitted With A Modern White Suite
- Gas Fired Central Heating And uPVC Double Glazing, Fascia And Soffit
- Spacious Driveway Leading To The Integral Garage
- Fully Enclosed Rear Gardens With Open Aspect To Surrounding Countryside
- Within Walking Distance To Local Village, Schools, Public Transport And Rowallane Gardens

## **Entrance Hall**

PVC entrance door with matching side light; wood laminate floor; under stairs storage cupboard with access to garage.

## **Lounge 18'10 x 13'7 into bay window (5.74m x 4.14m into bay window)**

Beautiful embossed cast iron fireplace with feature tiled inset; open fire, tiled hearth, modern wood fire surround; herringbone wood laminate floor; bay window; cornice ceiling; tv aerial connection point.

## **Kitchen / Dining Area 27'0 x 11'8 (8.23m x 3.56m)**

Extensive range of modern high and low level shaker style cupboards and drawers with matching island unit incorporating 'Franke' 1½ tub stainless steel sink unit with swan neck mixer taps with a detachable head; 'Quooker' boiling water tap; space for gas range cooker; tiled splashback and concealed extractor unit over; space and plumbing for 'American' style fridge/freezer; space for wine fridge; 'Siemens' dishwasher; granite worktops with matching upstands; under cupboard lighting; tiled floor; recessed spot lighting; glazed uPVC doors to rear gardens; vertical wall radiators.

## **Utility Room 8'11 x 5'6 (2.72m x 1.68m)**

Single drainer stainless steel sink unit with mixer taps; compact range of high and low level cupboards; space and plumbing for washing machine and tumble dryer; formica worktops; tiled floor; glazed PVC door to rear.

## **WC**

Modern white suite comprising, dual flush wc; pedestal wash hand basin with mono mixer tap; tiled floor; part painted tongue and groove wall panelling.

## **Side Hallway**

Tiled floor; leading to:-

## **Family Room 14'4 x 11'8 (4.37m x 3.56m)**

Wood burning stove on a slate hearth; wood laminate floor; tv aerial connection point; access to:-

## **Home Office 6'10 x 6'5 (2.08m x 1.96m)**

Wood laminate floor; access to a separate roofspace.

## **WC 6'10 x 4'10 (2.08m x 1.47m)**

Modern white suite comprising, dual flush wc; pedestal wash hand basin with mono mixer tap; tiled floor; recessed spot lighting.

## **First Floor / Landing**

Access to roofspace (via 'Slingsby' type ladder).

## **Principal Bedroom 12'1 x 10'8 (3.68m x 3.25m)**

Wood laminate floor.

## **En Suite Shower Room 8'0 x 3'1 (2.44m x 0.94m)**

Modern white suite comprising, tiled shower cubicle with thermostatically controlled shower unit; wall mounted telephone shower attachment and drench shower head over; wall mounted wash hand basin with mono mixer tap and vanity unit under; close coupled wc; towel radiator; tiled floor; part tiled walls; recessed spot lighting.

## **Bedroom 2 10'9 x 8'4 (I shaped) (3.28m x 2.54m (I shaped))**

Wood laminate floor.

### Bedroom 3 11'9 x 8'11 (3.58m x 2.72m)

Built-in wardrobes and shelving.

### Bedroom 4 11'4 x 7'8 (3.45m x 2.34m)

Built-in wardrobes and shelving.

### Bathroom 8'2 x 6'1 (2.49m x 1.85m)

Stunning white suite comprising free-standing roll top bath with mono mixer tap; separate shower cubicle with thermostatically controlled shower unit with drench shower head over; close coupled wc; wash hand basin with mixer taps and vanity unit under; part tiled walls; tiled floor; towel radiator; recessed spot lighting.

### Outside

Twin brick pavia driveway providing excellent parking and turning space and leading to:-

### Integral Garage 18'9 x 11'4 (5.72m x 3.45m)

Electrically operated roller shutter door; light and power points; 'Ideal' gas fired boiler; access to additional storage over.

### Gardens

Front gardens laid out in lawn; fully enclosed rear gardens laid out and lawn; spacious pavia patio area; stunning views of the surrounding countryside; outside light; water tap and power socket.

### Capital / Rateable Value

£205,000 = Rates Payable £1894.82 Per Annum (Approximately)

### Ground Rent

£45.00 Per Annum



Total area: approx. 172.1 sq. metres (1852.0 sq. feet)

















Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	69
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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