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**39 Baronsgrange Park**

Carryduff  
BT8 8LF

**Offers In Region Of £419,950**

## 39 BARONSGRANGE PARK, BT8 8LF

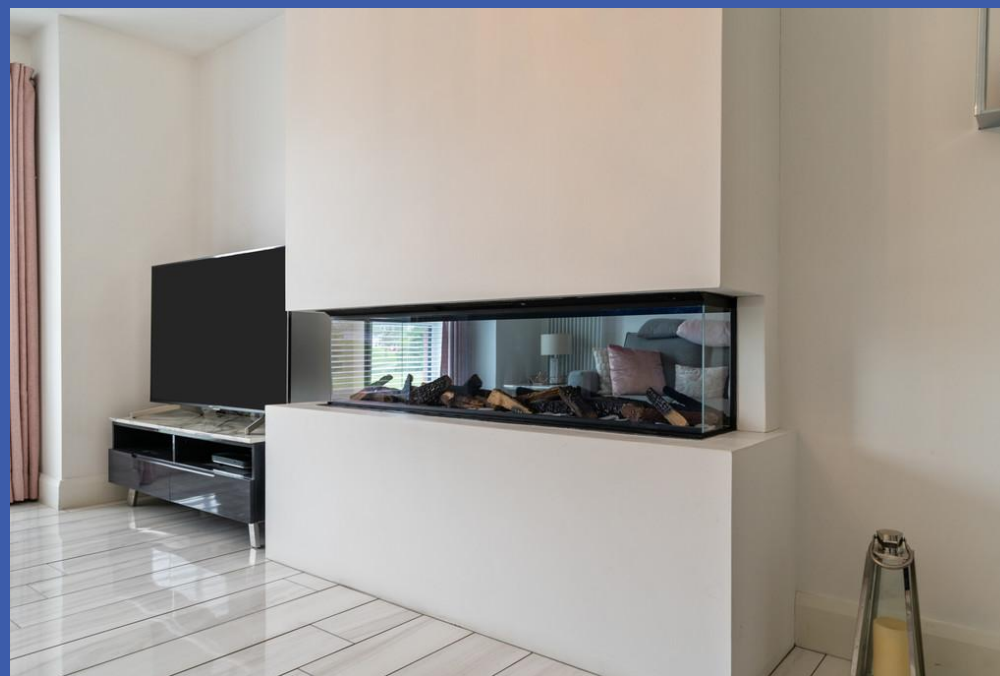
- **Superb Recently Constructed Five Bedroom Detached Home**
- **Open Plan Living / Kitchen / Dining With Patio Doors To Garden**
- **Lounge With Feature Fireplace And Flooring**
- **Master Bedroom (With Ensuite)**
- **Four Further Bedrooms (One Currently Dressing Room)**
- **Ground Floor Utility Room And WC**
- **Integral Garage**
- **Gas Fired Central Heating / Double Glazed Windows**
- **Private Enclosed Rear Garden And Patio / Driveway Parking To Front**
- **Excellent Location Convenient To Arterial Transport Routes And Amenities**

This superb detached property is in exceptional order throughout. The vendors have tastefully decorated and finished the property with numerous upgrades internally and externally. The home was recently constructed and is set in a particularly quiet part of the Baronsgrange Development.

The ground floor accommodation comprises of a welcoming entrance hall with access to a WC and under stair cloaks, a stylish living room with a polished tiled floor and modern integrated electric fire, a family area that flows into a modern kitchen/dining area with superb range of units, high end built in appliances and a useful centre island/breakfast bar. The upstairs accommodation comprises of a master bedroom that benefits from a contemporary ensuite shower room, there are a further four well-proportioned double bedrooms and a luxury bathroom with a modern white suite. Of particular note is the impressive walk-in wardrobe/dressing room that offers an array of storage, hanging space and dressing area.

To the front, the garden is laid in lawn with a driveway to the side providing off-street parking. The private enclosed rear garden benefits from a good-sized lawn, paved patio and Pergola.

Baronsgrange Park is a convenient and sought after location offering an excellent range of leading primary and secondary schools close by. You are only minutes from the extremely popular Lesley Forestside Shopping Centre.







## PROPERTY COMPRISES

Composite entrance door with glazed side lights leading to entrance hall.

**ENTRANCE HALL** Tiled floor, stairs to first floor, under stairs storage cupboard.

**LOUNGE 17' 1" x 11' 8" (5.21m x 3.56m)** Feature radiator, tiled floor, feature glass fronted gas fire.

**WC** Low flush WC, wall mounted wash hand basin, tiled floor, stainless steel towel radiator, recessed low voltage spotlights.

**UTILITY ROOM 12' 3" x 5' 6" (3.73m x 1.68m)** Range of fitted high and low level units, granite effect work surfaces, stainless steel single drainer sink unit with mixer taps, plumbed for washing machine, tiled floor, door to side garden, gas fired boiler.

**OPEN PLAN KITCHEN/LIVING/DINING AREA 29' 5" x 13' 1" (8.97m x 3.99m)** Range of fitted high and low level units, quartz work surfaces, integrated induction hob, stainless steel and glass extractor canopy, integrated fridge/freezer, integrated dishwasher, 1.5 bowl stainless steel sink unit with mixer tap, island unit with quartz work surfaces and breakfast bar, tiled floor, recessed low voltage spotlights, double sliding patio doors to rear garden.

**INTEGRAL GARAGE 20' 2" x 9' 7" (6.15m x 2.92m)** Automated up and over door, light and power.





**FIRST FLOOR LANDING** Access to roof space, hot press with lagged tank and shelving, storage cupboard.

**MASTER BEDROOM 15' 7" x 15' 1" (4.75m x 4.6m) (@ widest points)**

**ENSUITE SHOWER ROOM** Enclosed shower cubicle, low flush WC, vanity wash hand basin, tiled splash back, feature mirror, tiled floor, stainless steel towel radiator, recessed low voltage spotlights.

**BEDROOM/DRESSING ROOM 16' 2" x 8' 10" (4.93m x 2.69m)** Extensive range of built in wardrobes and storage with dressing area.

**BEDROOM 14' 11" x 10' 2" (4.55m x 3.1m)**

**BEDROOM 12' 2" x 9' 7" (3.71m x 2.92m)**

**BEDROOM 16' 2" x 10' 1" (4.93m x 3.07m) (@ widest points)** Range of built in sliding wardrobes.

**BATHROOM** Suite comprising of a panelled bath, enclosed shower cubicle with hand shower, low flush WC, vanity wash hand basin, tiled splash back, recessed low voltage spotlights, feature mirror, stainless towel radiator.

**OUTSIDE** Enclosed private rear garden in lawns with patio area and gazebo, raised planted flower beds. Driveway car parking to front.

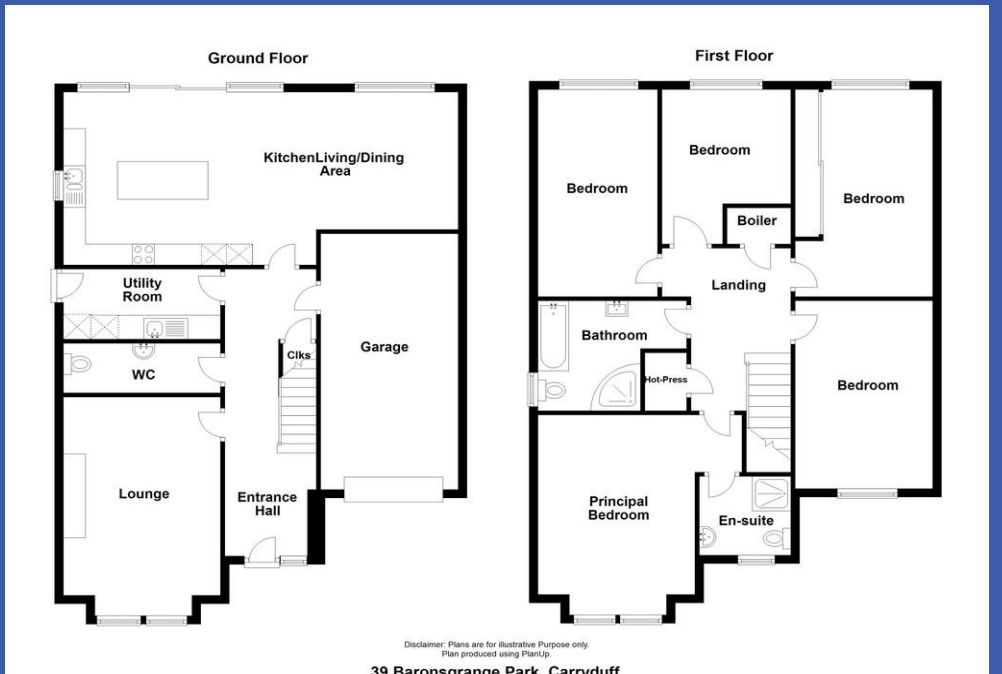


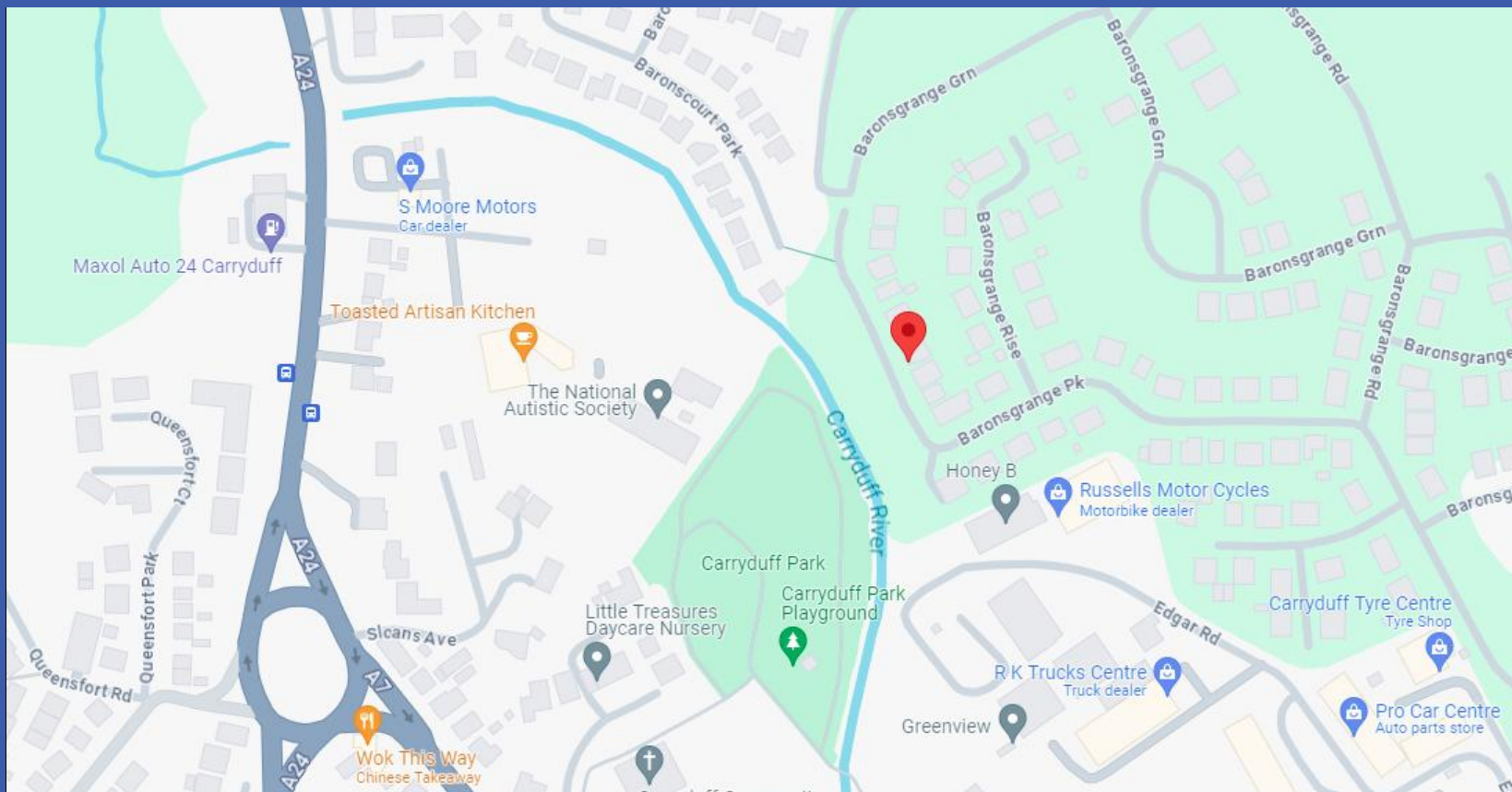












Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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