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12a ORANGE LANE
Magheralin BT67 0RG

Offers around
£475,000





12a Orange Lane, Magheralin



Description:

This very fine example of contemporary architecture enjoys a beautifully pastoral setting just off the Newforge Road and on the edge of the historic village of Magheralin. The local amenities are enhanced by the highly respected primary schools and indeed Edenmore Golf Club.

The property has been wonderfully designed for modern living with energy efficiency in mind. A great attention to its eco-credentials with light voluminous spaces and picture windows taking in the beautiful bucolic surroundings, convenient to its neighbouring towns and villages with excellent commuter road networks.

The vaulted open plan kitchen with exposed beams and trusses, light filled windows and contemporary kitchen cabinetry is the heart of the home and will create of on the many selling features for an discerning purchaser. Viewing a must!

Features:

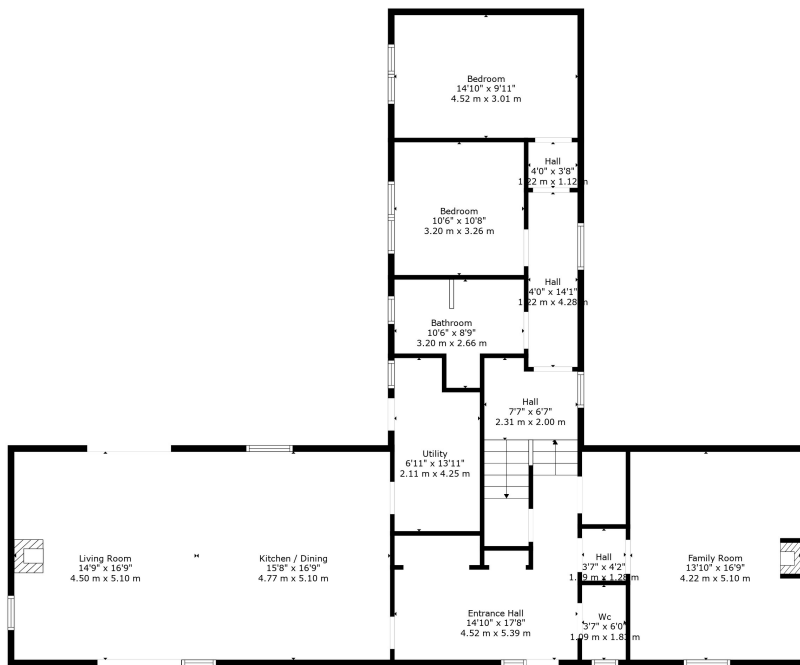
- Stunning contemporary country residence in a mature and leafy rural setting
- Attractive front door leading into a bright entrance hallway with double height ceiling and roof lights
- Drawing room with a feature chimney breast and an attractive cast iron multi fuel stove inset
- Beautifully designed open plan vaulted family room with feature beams and trusses as well as a feature cast iron stove and complimentary stone back wall and over mantle. Large picture window to the front and sliding patio doors to the rear courtyard
- Contemporary styled designer kitchen with ample high and low level units as well as a large fitted central island with granite work top. Built in double oven and inset gas hob. Integrated larder fridge and integrated dish washer. Feature wooden floor
- Separate utility room with a range of fitted contemporary style units and feature sink. Space for appliances
- Four generous bedrooms, master bedroom on the first floor with a large picture window and a walk-in dressing room and ensuite shower room. Bedroom two with a large picture window
- Bathroom with a modern style suite including a bath, WC and an attractive vanity wash hand basin. Built in shower cubicle
- Large detached garage with roller garage door and adjoining 3 car carport
- Separate prefabricated office or games room
- Spacious driveway and parking areas to the front and rear
- Enclosed rear courtyard with feature pergola and planted wall border
- PVC high performance double glazed windows
- Gas fired central heating
- Solar Panels and battery

Score	Energy rating	Current	Potential
92+	A	95 A	95 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

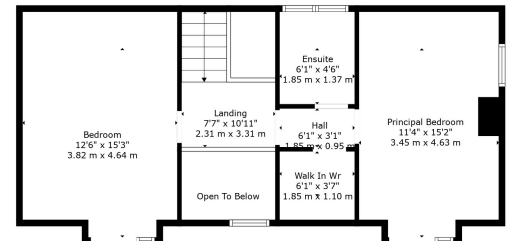
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Floor 1



Floor 2

TOTAL: 2077 sq. ft, 193 m2
 FLOOR 1: 1586 sq. ft, 147 m2, FLOOR 2: 491 sq. ft, 46 m2
 EXCLUDED AREAS: LOW CEILING: 127 sq. ft, 11 m2, OPEN TO BELOW: 42 sq. ft, 4 m2

Sizes And Dimensions Are Approximate. Actual May Vary.

