




Raymond
Potterton

Knockmark, Drumree, Co. Meath
Asking Price €650,000

BER B2



Raymond Potterton is delighted to present this impressive spacious and contemporary residence to the market.

This stunning 4-bedroom family home has been fully renovated and finished to exacting standards throughout.



Knockmark, Drumree, Co. Meath



1345.00 sq ft



4



3

INTRODUCTION

This property is the epitome of modern living, characterised by its contemporary design, showcasing an impressive exterior with a striking façade and gardens, energy efficiencies, and beautifully presented spaces. It stands as an exceptional choice for those seeking to upscale or relocate to the countryside.

This property does not just appeal aesthetically but is immensely practical having undergone a substantial renovation both inside and out, including new electrics, new plumbing and heating, new tiled roof, plastering and a new pump for the on-site private well. New insulation upgrades have also been completed.

The property benefits from plenty of glazing from all new skylights, triple-glazed aluclad windows and doors allowing the property to fill with light all throughout the day. The interior is presented to an exceptional standard, with a design layout and décor that exude character by a newly plastered interior, doors, flooring, skirting, brushed chrome light switches and sockets, luxurious sanitary ware, kitchen and integrated appliances.

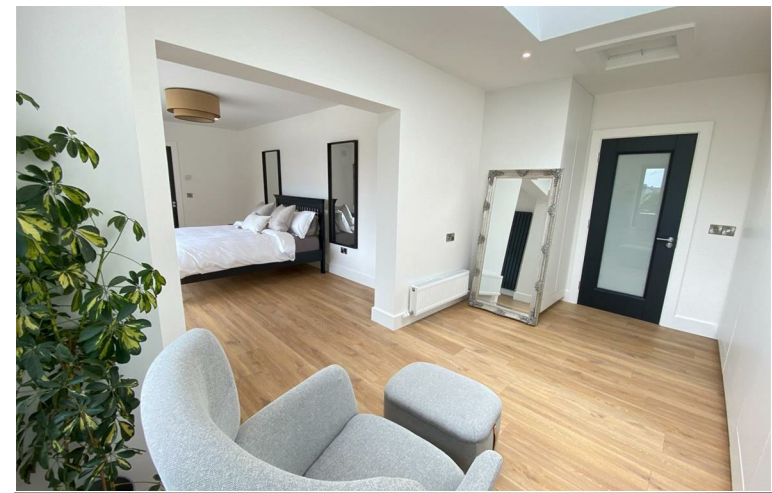
The site also benefits from planning permission granted for an extension, which has been architecturally designed by award winning architects, DMVF, offering the added opportunity to further extend, if desired. The property has been remodelled with the ability to live in the existing house while extension works are undertaken.

Located in Knockmark, Drumree, the location is within commuting distance to Dublin, with proximity to transport links including Dunshaughlin (4km) M3 Parkway Car Park/ Train (12km), M3 (10km) and M50 (25km).

The area offers a host of amenities to cater to modern family needs, including Killeen Castle Golf Club, GAA, soccer, fishing, horse riding, and the beautiful historical sites in the Meath vicinity including Tara, Bective and Trim.

Dunshaughlin is the closest village, located 4km away. It is a thriving village within easy reach of the property with a variety of shops, excellent primary and secondary schools, creches, shared working spaces, leisure and sporting facilities, and restaurants.

Viewing is highly recommended of this bright and spacious residence.





ACCOMODATION

Entrance Hall

10'1" x 7'4"
With sky light and wooden flooring

Kitchen / Dining room

26'10" x 11'9"
With graphite built in wall and floor units with oak carcass and white ceramic sink, marble island with waterfall feature, tesla hob, 2 ovens, integrated appliances including dishwasher, washing machine, tumble dryer and fridge freezer and wooden flooring.

Master Bedroom

17'0" x 13'0"
With feature bay window, blinds and wooden flooring.

Walk In Wardrobe

15'1" x 7'6"
With built in floor to ceiling wardrobes with oak carcass including long hanging, double hanging and drawers, abundance of storage space, blinds and wooden flooring.

En-suite

9'3" x 6'4"
With tiled flooring, w.h.b, w.c and walk in shower.

Bedroom 2

13'6" x 11'4"
With wooden flooring and blinds.

En-suite

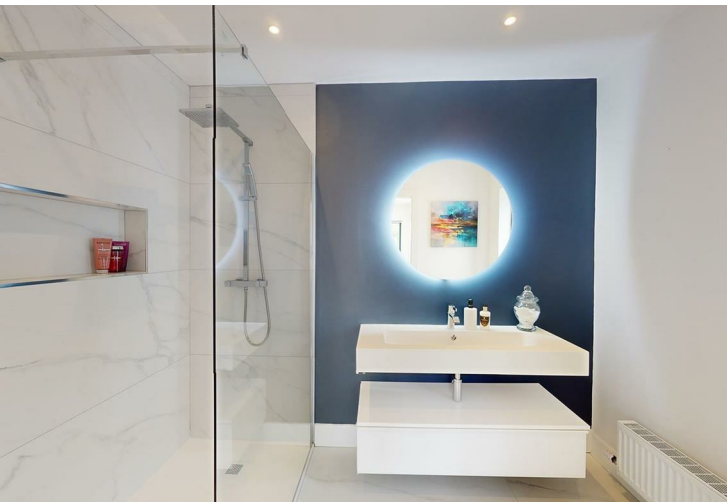
8'6" x 3'11"
With tiled flooring, w.h.b, w.c and shower.

Bedroom 3

11'9" x 10'9"
With wooden flooring and blinds.

Bedroom 4

10'8" x 10'4"
With wooden flooring,





Bathroom

11'5" x 9'2"

With w.h.b, w.c, shower, 12 Jet Whirlpool bath, heated towel rack, sky light and tiled flooring.

FEATURES

- Stunning 4 bedroom (double) BER B2 family home on circa 0.64 acres
- Wonderful entrance hall and large open-plan kitchen / living area, accompanied by four large double bedrooms, 2 ensuite bathrooms and a family bathroom.
- Fully renovated to exacting standard
- Limestone step and window sills
- Spacious and contemporary
- Benefits planning permission for an extension : Meath County Council Planning Reference RA201011
- Excellent location
- Large gardens with outside hot tub
- Gated entrance at end garden (separate access to the main house) offering the future development opportunities subject to the necessary planning permission depending on the type of development sought)
- Contemporary garden planters
- Graveled driveway with parking for 4 cars
- CCTV cameras and alarm
- External lighting
- Shed
- Private well and wastewater
- Oil heating
- Water softener full system
- Filtered drinking water



FIXTURES & FITTINGS

All flooring, blinds, light fittings, integrated appliances, hot tub and 4 monitored camera system are included in the sale.

EIRCODE

A85 YR96









GROUND FLOOR



TOTAL FLOOR AREA : 1345sq.ft. (125.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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