



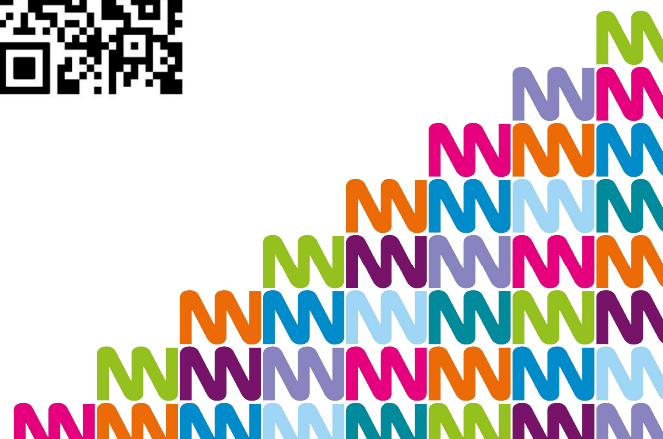
**3 Orchard Lane**  
Downpatrick  
BT30 6SS

**Offers In The Region Of  
£349,950**

- Detached Family Home
- Flexible Accommodation
- Four Double Bedrooms, Two En-Suite
- Triple Aspect Lounge
- Kitchen, Dining Room & Utility
- Gas Heating
- Detached Garage
- Enclosed Rear Garden & Entertaining Area
- Highly Sought After Location
- Early Viewing Encouraged



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	65
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			







Built in 2004 in an exclusive development off Strangford Road, this extensive detached home and garage offer highly adaptable accommodation, perfect for a range of lifestyle needs.

The property boasts spacious, well-appointed living areas, modern amenities, and elegant finishes, ensuring a luxurious and comfortable living experience.

The surrounding neighborhood is serene and prestigious, providing an idyllic setting for families and professionals alike.

The versatile layout of the home caters to various uses, from additional living space to home offices or recreational areas, making it a truly unique and desirable residence.

## ACCOMMODATION

The spacious, flexible accommodation comprises to the ground floor, kitchen with dining area, formal dining room, utility room & WC, triple aspect lounge, office, one double bedroom with ensuite shower room, while the first floor offers a further three double bedrooms, one en-suite and the family bathroom.

## OUTSIDE

The mature and well maintained lawns are enclosed with natural stone walls, trees and shrubs. The property offers ample parking.

## MORTGAGE ADVICE

If you require financial advice on the purchase of this property, please do not hesitate to contact Donnan Ritchie from Ritchie & McLean Mortgage Solutions on 07545 576 819 or email Donnan on [donnan@ritchieclean.co.uk](mailto:donnan@ritchieclean.co.uk)

## CONTACT US

To organise your viewing, please contact Edel on 07703 612 257 or [edel@quinnestateagents.com](mailto:edel@quinnestateagents.com)



Terms & Conditions: Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by thorough inspection of the property and we recommend that any prospective purchaser should employ the professional services of a building surveyor and consider their findings prior to entering into contract. All such fees associated with this work will be the responsibility of the prospective purchaser regardless of whether the sale completes or not. In addition, none of the appliances or installations have been tested in any way whatsoever and it is our recommendation that a purchaser should fully satisfy themselves by employing an appropriate expert. We would also like to advise that our measurements are taken from the widest points of each room and should not be relied upon as completely accurate. You should not make decisions based on the measurements provided and double check measurements at all times. Valuation/Mortgage Service: As part of our service we would remind Vendors and potential purchasers that we have a Mortgage Broker available at this branch. If you are thinking of selling, we would be happy to carry out a free market appraisal of your property.



For any enquiry relating to this property, please contact

**Edel Curran**

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## General Enquiries

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