

simon**BRIEN**
RESIDENTIAL

10 Church Quarter Lane,
Carryduff, BT8 8FW



Asking Price £525,000

Telephone 02890 668888
www.simonbrien.com

DESCRIPTION

Church Quarter is a select development of high quality homes exceptionally well located off the Hillsborough Road close to a host of local amenities, schooling and transport routes connecting Belfast and other surrounding towns and villages

This particular detached family is arguably positioned on one of the best sites within the development and has beautifully proportioned and exceptionally well presented accommodation with four double bedrooms [all with built in wardrobes], living room and spacious open plan kitchen/living/dining. In addition there is a high quality bathroom, ensuite, cloakroom and utility room

Externally the property has fully enclosed private rear gardens with open aspect to the rear, artificial grass, covered decking area and outdoor bar. There is also a large attached garage and studio which would be ideal for those working from home

Viewing of this superb family home is by private appointment through our Belfast Office on 02890 668888

KEY FEATURES

- Attractive Recently Constructed Detached Family Home
- Beautifully Presented Accommodation finished to a High Specification
- Four Double Bedrooms [All with Fitted Wardrobes]
- Living Room with Wood Burning Stove
- Spacious Kitchen with Central Island Unit and Excellent Range of High Quality Appliances, open to
- Living/Dining with access to rear garden
- Utility Room and Downstairs Cloakroom
- Luxury Bathroom and Ensuite
- Gas Fired Central Heating
- PVC Double Glazing
- Large Attached Garage
- Outside Studio with Cloakroom
- Covered Patio and Artificial Grass
- Outdoor Bar
- Gardens enjoy high degree of privacy
- Generous Driveway Parking
- Excellent Location off Hillsborough Road
- Viewing by Private Appointment



ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL:

Hardwood door to entrance hall, storage under stairs



CLOAKROOM:

Low flush WC, wash hand basin

LIVING ROOM:
18' 4" x 15' 6" (5.59m x 4.72m)

Wood burning stove, wooden floor



UTILITY ROOM:
12' 7" x 5' 2" (3.84m x 1.57m)

Low level units, inset sink, plumbed washing machine



KITCHEN/LIVING/DINING:
23' 9" x 22' 3" (7.24m x 6.78m) at widest points

Kitchen – High and Low Level units, inset sink, central island unit, quartz worktops, integrated fridge freezer, dishwasher, 5 ring gas hob and electric oven, sliding doors to garden





FIRST FLOOR

LANDING:

Airing Cupboard, access to roofspace

BEDROOM (1):

13' 0" x 10' 8" (3.96m x 3.25m)

Two built in mirrored sliderobes



ENSUITE:

Fully tiled shower enclosure, low flush WC, wash hand basin, tiled floor



BEDROOM (2):

14' 8" x 12' 7" (4.47m x 3.84m)

Built in mirrored sliderobe



BEDROOM (3):

12' 9" x 12' 0" (3.89m x 3.66m)

Built in mirrored sliderobe



BEDROOM (4):
12' 3" x 10' 4" (3.73m x 3.15m)
Built in mirrored sliderobe



BATHROOM:
White suite, panelled bath, mixer taps, telephone hand shower, separate shower enclosure, low flush WC, twin wash hand basin with vanity unit, tiled floor



ATTACHED GARAGE
24' 3" x 18' 8" (7.39m x 5.69m)
At widest
Remote roller door, light and power

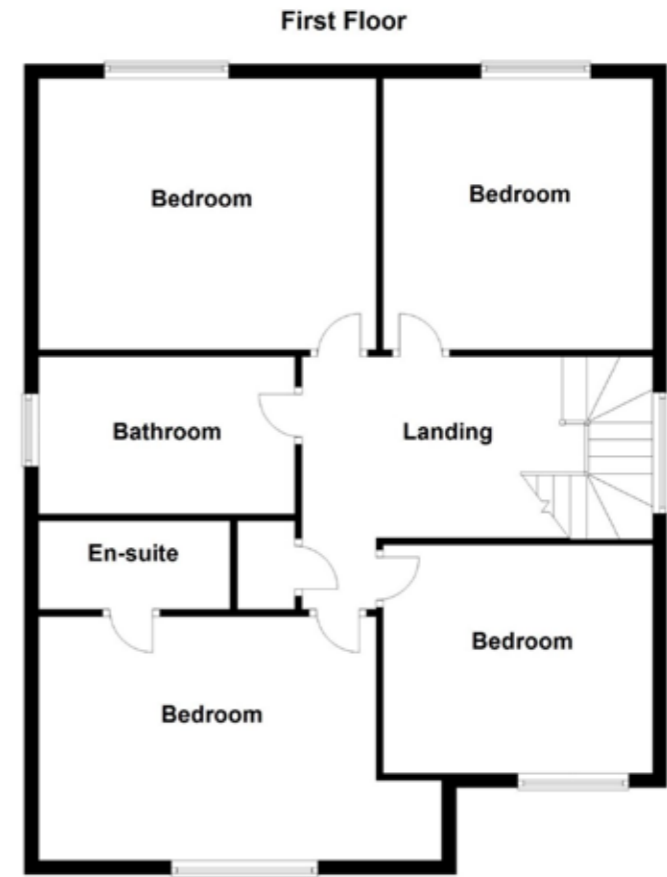
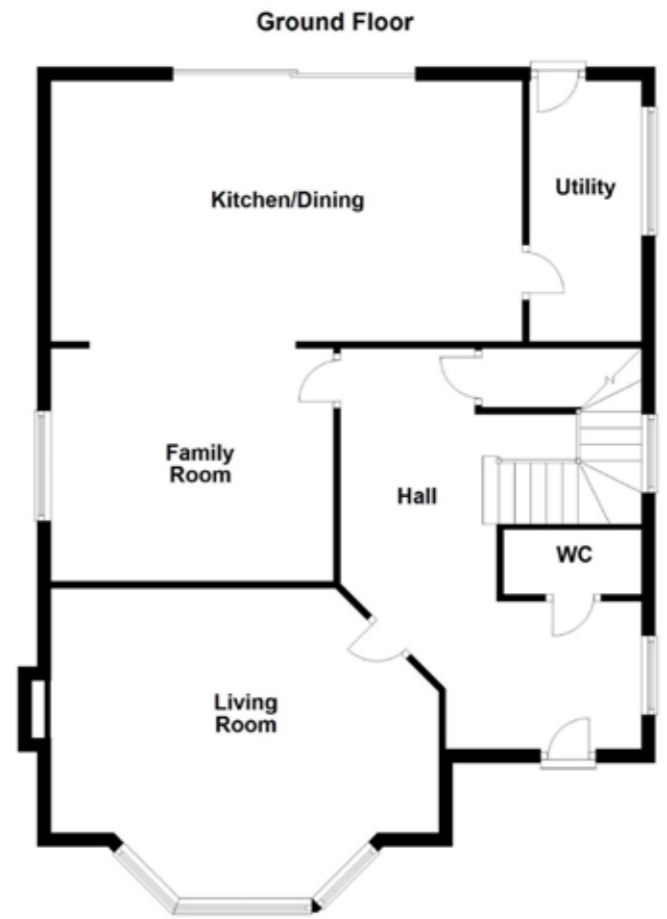


STUDIO:
18' 1" x 13' 2" (5.51m x 4.01m)
Low flush WC, wash hand basin

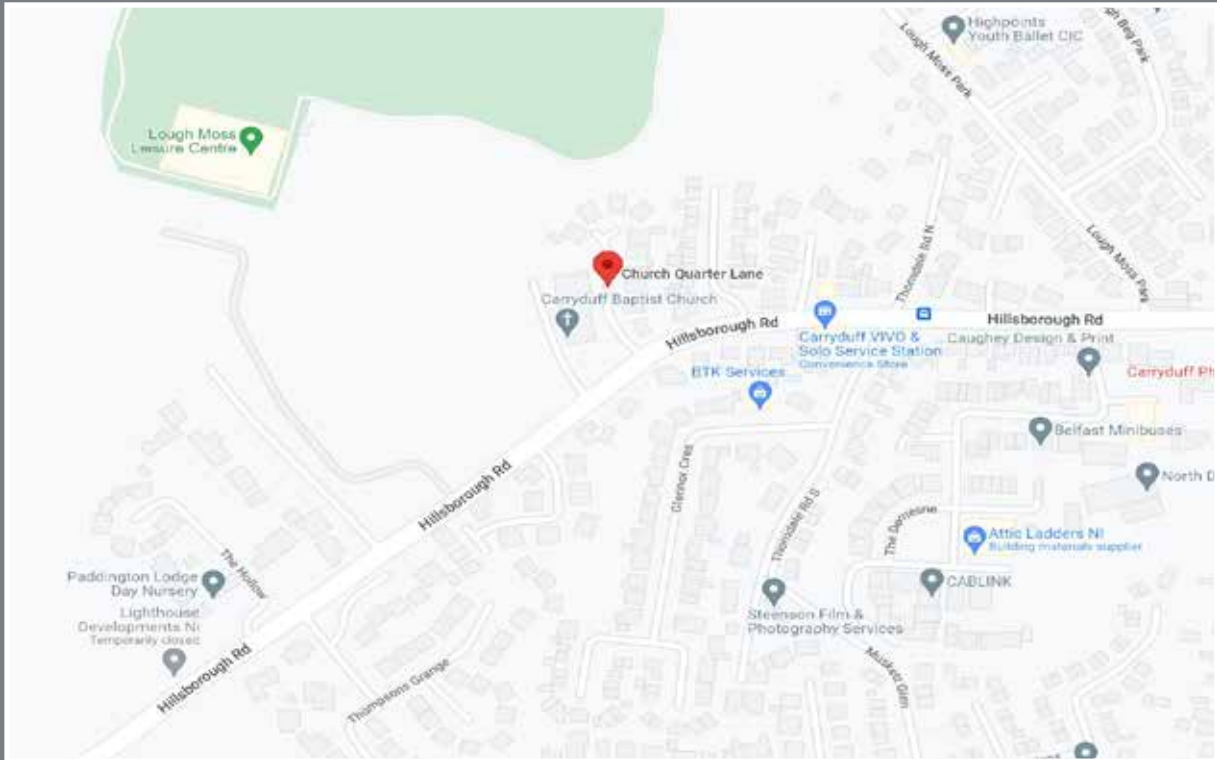


OUTSIDE

Outdoor bar, covered decking area, gardens with artificial grass, generous driveway parking



Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: ML/F/24/SD



EPC REF: 2529-4020-0319-7808-1900

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