

For Sale

SimonBrien

Offers Over: £435,000



89 Budore Road,
Belfast,
BT14 8SG

simonbrien.com



KEY FEATURES:

- Magnificent Detached Family Home Constructed 2013
- Well Presented Accommodation extending to 3600 sq ft
- Five Bedrooms plus Study/Bedroom 6
- Three Reception Rooms
- High Quality Kitchen with Central Island
- Two Family Bathrooms
- Three Ensuites plus Additional Shower Room
- Utility Room
- Oil Fired Central Heating
- PVC Double Glazing
- Generous Site extending to 1 acre
- Excellent Driveway Parking
- Large Shed
- Additional Agricultural Land available by separate negotiate
- Popular Semi Rural Location [Belfast 5 miles, Lisburn 8 miles]
- Viewing by Private Appointment

SUMMARY:

The Budore Road is a much sought after semi rural location surrounded by rolling countryside. Whilst enjoying all the attributes of rural living including a high degree of privacy and pleasant views the property is located 5 miles from Belfast, 8 miles from Lisburn and 4 miles from the Nutts Corner roundabout.

The property which was constructed in 2013 provides exceptionally well presented and spacious family accommodation extending to 3600 sq ft. in brief the layout provides for five bedrooms plus study, three reception rooms, superb kitchen with central island, 2 family bathrooms, 3 ensuite shower rooms, additional shower room and utility room

Externally the property is positioned on a generous site of 1 acre with large gardens, cattle shed and excellent driveway parking. There is the option to acquire additional agricultural land by separate negotiation

Likely to be of interest to the growing family in today market viewing is by private appointment through our Belfast Office on 02890 668888



GROUND FLOOR

ENTRANCE HALL:

Hardwood Door to Entrance Hall, oak flooring, cloaks cupboard



LIVING ROOM:

16' 8" x 13' 8" (5.08m x 4.17m)



FAMILY ROOM:

13' 8" x 10' 4" (4.17m x 3.15m)



KITCHEN/DINING:
22' 6" x 18' 0" (6.86m x 5.49m)

Kitchen - range of high and low level units, central island, corean worktops, recess for range cooker and fridge freezer, integrated dishwasher and wine fridge, tiled floor



STUDY:
10' 5" x 9' 1" (3.18m x 2.77m)

BEDROOM:
13' 4" x 12' 9" (4.06m x 3.89m)

DRESSING AREA:

ENSUITE:

Fully tiled shower enclosure, low flush WC, pedestal wash hand basin, vanity unit



SUNROOM:
16' 0" x 15' 4" (4.88m x 4.67m)

Wood burning stove, tiled floor



FIRST FLOOR

LANDING:

Hotpress

UTILITY ROOM:
14' 1" x 6' 4" (4.29m x 1.93m)

Low level units, inset sink, plumbed washing machine



SHOWER ROOM:

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



BEDROOM:
16' 0" x 12' 3" (4.88m x 3.73m)

JACK AND JILL ENSUITE:

Fully tiled shower enclosure, overhead shower, telephone hand shower, low flush WC, pedestal wash hand basin vanity unit



BEDROOM:
17' 6" x 16' 7" (5.33m x 5.05m)

Built in mirrored sliderobes



BEDROOM:
22' 6" x 12' 8" (6.86m x 3.86m)



ENSUITE BATHROOM:

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



BEDROOM:
12' 11" x 9' 1" (3.94m x 2.77m)



BATHROOM:

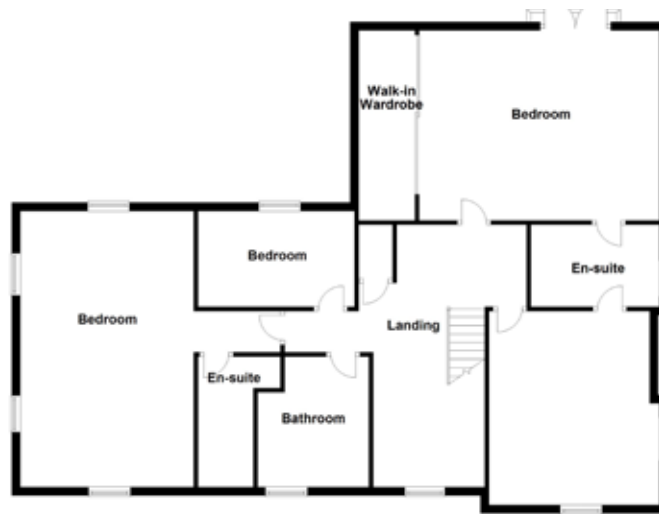
Raised panelled bath, mixer taps, telephone hand shower, low flush WC, pedestal wash hand basin



OUTSIDE

Generous site with large gardens, excellent parking and cattle shed





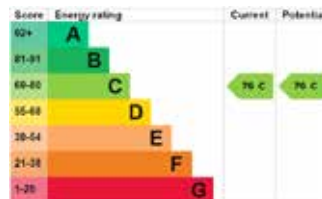
VALUER

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MORTGAGE ADVICE

For free independent advice on mortgages talk to
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 T: 028 9066 5544
 E: office@crawfordmulholland.com



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