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**10 WARINGFIELD DRIVE**

Moira BT67 0FB

Asking price

**£479,950**







## Description:

This magnificent detached residence enjoys a prime cul-de-sac position within the mature and much admired Waringfield development. Located on the edge of Moira's picturesque, historic village, set in beautiful countryside, which is well supplied with an array of shops, boutiques, cafes, bars and restaurants as well as Moira Primary School and Rowandale Primary School. Moira's enviable location provides the best of modern village life and yet being only minutes away from the M1, and with its rail, bus and road communications is at the hub of excellent road networks providing ready access throughout the province.

This very fine home has been wonderfully extended, exceptionally well maintained and is beautifully presented. It will be immediately apparent that the space and configuration of the accommodation lends itself readily to family or extended family living with the ability to offer semi-independent accommodation for grandparents or adult children. Alternatively, it is eminently suited to those who wish to work from home and for private consultancy, as demonstrated by the current owner.

Viewing is an absolute must for those seeking a unique home with such marvellously flexible accommodation that offers exciting possibilities for a range of modern living and working styles!

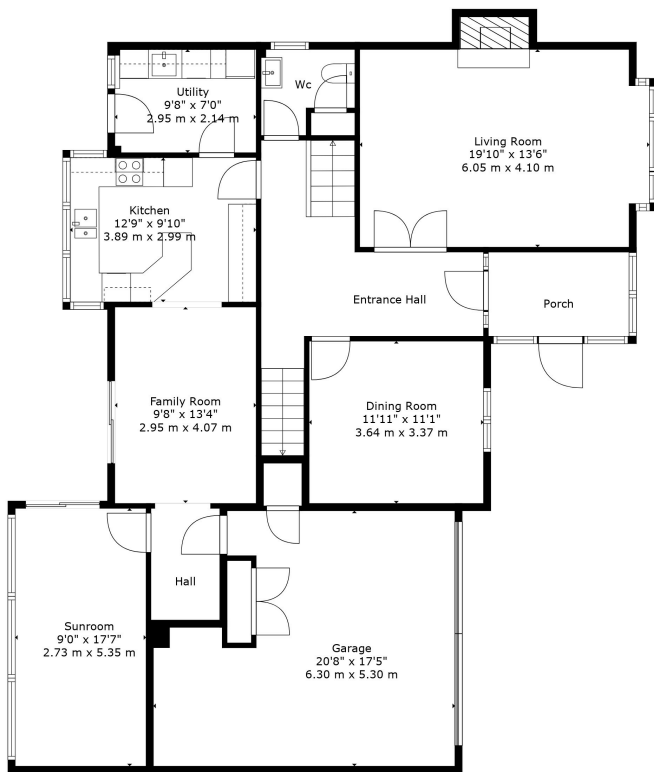
- Stunning detached residence thoughtfully extended to provide spacious accommodation for those with varied lifestyle requirements
- Six spacious bedrooms of which three are ensuite: two bedrooms with ensuite shower rooms and a principal bedroom with ensuite full bathroom
- Separate bathroom on the first floor with a modern white suite including bath, WC wall hung basin unit and storage cupboard
- Bright entrance porch and an attractive inner door and side screens to the hallway
- Impressive galleried hallway and landing with 2 staircases to the first-floor accommodation
- Elegant drawing room with a stylish fireplace housing a multi-fuel stove and walk-in bay window
- Separate formal dining room or snug
- Downstairs cloakroom with WC, wash hand basin unit and storage cupboard
- Beautifully presented open plan kitchen with dining or family room and patio doors to the rear garden
- Stylish kitchen with an excellent range of fitted high and low-level units including a built in combination oven, inset hob and under-oven and extractor fan above. Large dresser unit with low and high-level cupboards
- Lovely sunroom to the rear with patio doors to the garden
- Utility room with a range of fitted units and space for a washing machine, dishwasher and fridge freezer
- Integral double garage with extensive built-in shelving, fuel storage bins and storeroom currently racked as wine cellar
- PVC double glazed windows
- Oil fired central heating with multiple zoned control system
- Mature and neat gardens to the front and rear laid out in lawns with an array of specimen trees and shrubs, and garden shed
- Stunning interior presentation with a highly practical layout that will suit a multiplicity of flexible living and/or working environments.
- Brick paved double width driveway provides ample parking space

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	67 D
39-54	E		
21-38	F		
1-20	G		

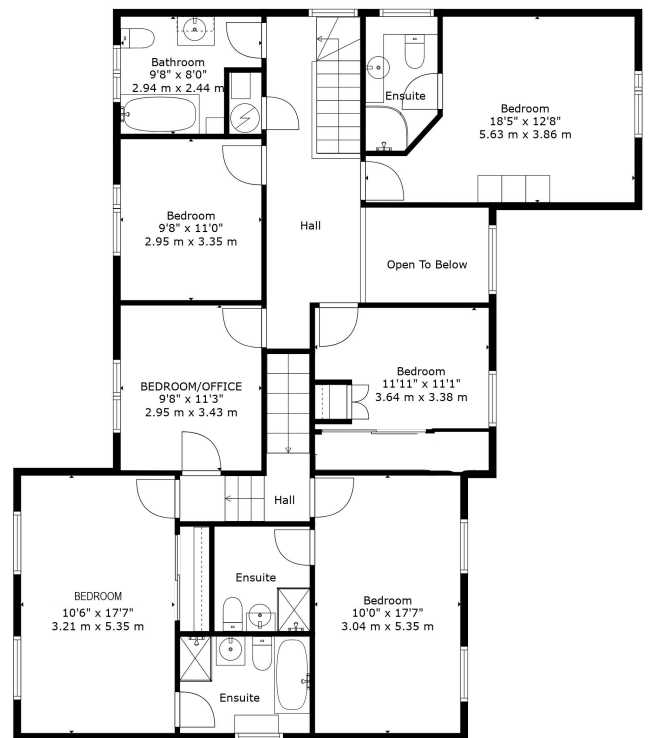
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Floor 1



Floor 2

**TOTAL: 2558 sq. ft, 237 m2**  
 FLOOR 1: 1167 sq. ft, 108 m2, FLOOR 2: 1391 sq. ft, 129 m2  
 EXCLUDED AREAS: GARAGE: 306 sq. ft, 28 m2, PORCH: 55 sq. ft, 5 m2, LOW CEILING: 5 sq. ft, 0 m2,  
 FIREPLACE: 13 sq. ft, 1 m2, OPEN TO BELOW: 55 sq. ft, 5 m2

Sizes And Dimensions Are Approximate. Actual May Vary.

