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Ground Floor



First Floor

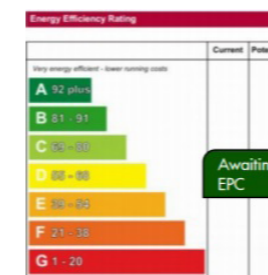


FOR SALE

14 Alder Grange, Saintfield

Offers Over £299,950

- Detached Family Home
- Chain Free, Circa 1430 SqFt
- Luxury Modern Finish Throughout
- Four Double Bedrooms
- Primary Bedroom Ensuite Shower Room
- Dual Aspect Lounge
- Spacious Open Plan Kitchen / Dining Area
- Ground Floor W.C.
- First Floor Bathroom Suite
- Fence Enclosed Rear Private Garden & Hot Tub / Entertainment Area
- Detached Garage with Utility Room



These particulars are given on the understanding that they will not be construed as part of a contract or lease. Whilst every care is taken in compiling the information, we give no guarantee as to the accuracy thereof and prospective purchasers are recommended to satisfy themselves regarding the particulars. We have not tested any heating or electrical systems

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Ground Floor

Entrance Hall (14' 10" x 7' 00")
Access via a Composite Door with Glazed side panels. Complete with Herringbone Tiled Flooring and access to under Stair storage.

Living Room / Lounge (12' 01" x 10' 10")
Dual aspect Reception Room with a feature Wood Burning Stove set on a Tiled Hearth. Complete with Herringbone Tiled Flooring, part Panel Walls, fitted Storage and access to the rear Garden via uPVC and double-Glazed Doors.

Kitchen / Dining Area (20' 01" x 11' 08")
Luxury fitted Kitchen with a range of high- and low-level units with complimentary Quartz Worktops. Comprising an eye level double Oven, a Franke 1 & 1/2 Bowl Stainless Steel Sink and Drainer Unit, a Bosch Four Ring Ceramic Hob with a Bosch Extractor Hood over, an integrated Bosch Dishwasher and an integrated Bosch Fridge / Freezer. Complete with Tiled Flooring, part Tiled Walls, recessed Spotlights and access outside via a uPVC and double-Glazed Door.

W.C. (6' 07" x 5' 09")
Two-piece Suite comprising a Low Flush W.C. and a Sink with Storage under. Complete with Tiled Flooring, Tiled Skirtings and an Extractor Fan.



First Floor

Landing (13' 06" x 6' 07")
Bright and spacious with access to the Roof Space.

Principal Bedroom (11' 08" x 11' 03")
Front aspect double Bedroom with Herringbone Tiled Flooring, a feature Wood Panel Headboard and fitted Slide Robes. Access to:

Ensuite Shower Room (7' 09" x 5' 02")
Three-piece White Suite comprising a walk-in wet room style Mains Shower, a Low Flush W.C. and a Sink. Complete with part Tiled Walls, Tiled Flooring, a Chrome Heated Towel Rail and an Extractor Fan.

Bedroom Two (11' 05" x 11' 09")
Front aspect double Bedroom with a fitted Slide Robe.

Bedroom Three (9' 10" x 8' 06")
Rear aspect double Bedroom with Laminate Wooden Flooring.

Bedroom Four (9' 00" x 6' 01")
Rear aspect double Bedroom.

Bathroom (7' 00" x 6' 01")
Three-piece Suite comprising a Bath, a Low Flush W.C. and a Pedestal Wash Hand Basin. Complete with part Tiled Walls, Tiled Flooring and an Extractor Fan.



Outside

Front
To the front of the Property there is a Tarmac Driveway providing parking for multiple Vehicles, a Lawn Garden to the Side and access to the detached Garage.

Rear
Externally, to the rear the Property there is a private Fence enclosed Garden in Lawn with Paving and a raised Decking Area which is currently being used as a Hot Tub / BBQ / Entertainment Area. There is also access to the detached Garage.

Detached Garage (15' 08" x 10' 06")
Dual access via a Roller Shutter Door to the front and a side Door for pedestrian access. Complete with Light and Power. Access to:

Utility Room (10' 08" x 5' 11")
Comprising a range of high and low level fitted Units with complimentary roller edge Worktops, a Stainless-Steel Sink and Drainer, plumbed for a Washing Machine and space for a Tumble-dryer.