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**48 DERAMORE AVENUE**

Moira BT67 0PY

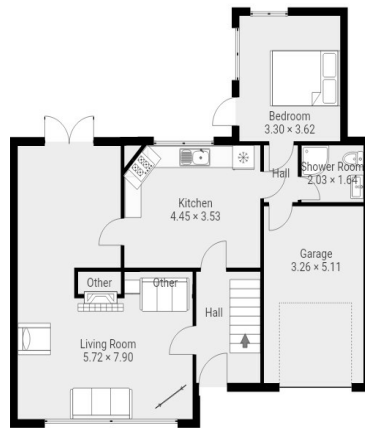
Offers around  
**£299,950**











Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

THIS FLOORPLAN IS PROVIDED AS AN ILLUSTRATION ONLY.

A beautifully extended Saltram home, nestling within a desirable and highly residential development of exclusive properties located on the edge of Moira's historic and bustling village for all amenities as well as Moira Demesne, Moira Primary School and Rowandale Integrated Primary School.

The property has a simply stunning interior for modern living having its iconic vaulted drawing room with minstrels gallery landing, a master bedroom with ensuite shower room and dressing room, a modern kitchen and bathroom as well as the full benefits of a downstairs bedroom and shower room.

The property will immediately appeal to those seeking a flexible and practical home, convenient to the village and excellent road networks for other towns and cities. Viewing a must!

- Stunning detached extended Saltram home
- Four bedrooms, master bedroom with ensuite shower room and dressing room
- Elegant entrance hallway with a vaulted ceiling and minstrels gallery
- Striking vaulted drawing room with a Minstrels gallery landing above. A very attractive fireplace with an electric fire inset and coordinating hearth
- Drawing room open plan to dining room or family room with PVC double glazed double doors to the rear gardens
- Spacious kitchen with a modern range of fitted high and low level units finished in high gloss white and includes and built in oven and grill, inset hob and extractor fan above, an integrated dish washer and integrated fridge
- Rear hallway leading to the bedroom, shower room and garage
- Downstairs shower room with a modern suite including a shower cubicle, WC and floating style wall mounted vanity wash hand basin
- Bathroom on the first floor with an attractive white suite including a bath, WC and wash hand basin
- Integral garage with roller garage door
- Rear gardens laid out in neat lawns with a spacious patio area and a cover porch. Planted beds and borders
- Front gardens in neat lawns with a tarmac driveway for parking
- PVC double glazed windows
- Gas fired central heating
- Electric car charging point
- Solar panels for energy efficiency
- Full Fibre is available if required



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