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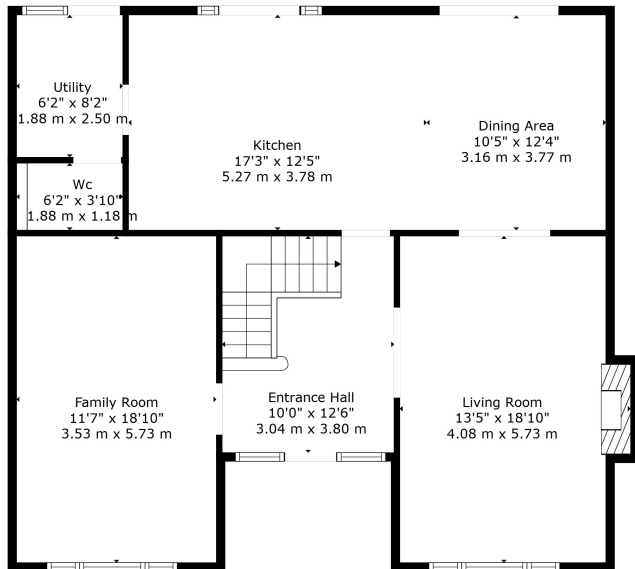
13 CHESTNUT MANOR
Waringstown BT66 7TH

Offers around
£395,000

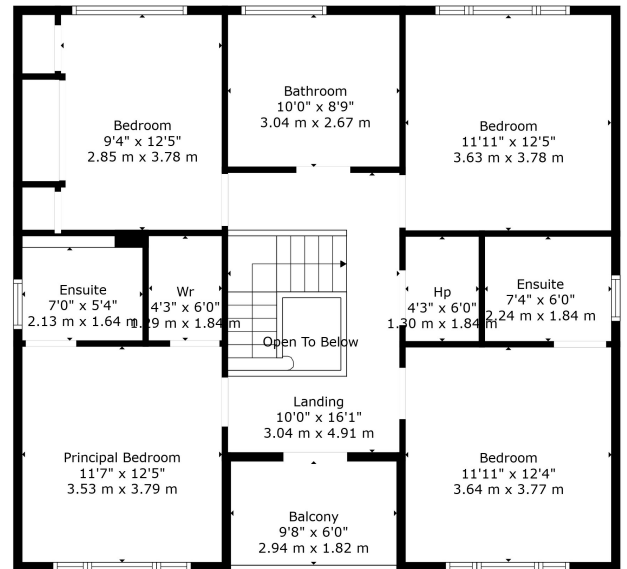




13 Chestnut Manor, Waringstown



Floor 1



Floor 2

TOTAL: 2010 sq. ft, 187 m2
 FLOOR 1: 1013 sq. ft, 94 m2, FLOOR 2: 997 sq. ft, 93 m2
 EXCLUDED AREAS: FIREPLACE: 9 sq. ft, 1 m2, BALCONY: 58 sq. ft, 5 m2, OPEN TO BELOW: 14 sq. ft, 1 m2

Sizes And Dimensions Are Approximate. Actual May Vary.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 59 D | 65 D |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

A simply stunning detached exclusive residence wonderfully positioned at the end of a highly residential development of individual homes, positioned just off the Mill Hill and on the edge of this charming and pretty cricketing village with local amenities as well as the much respected Waringstown Primary School. The property has undergone extensive renovations by the present owners who have skilfully created a truly amazing contemporary interior for modern living. An unique and bespoke garden design includes a feature sunken patio room for alfresco entertaining with external kitchen area and pizza oven. The popular village of Waringstown is convenient to neighbouring towns and cities including Banbridge with its A1 carriageway for Lisburn, Belfast, Newry and the south as well as Moira with the M1 interchange for Belfast and the west.

- Stunning detached residence enjoying a prime site within a much admired and sought after development
- Four double bedrooms, master bedroom with a stylish ensuite shower room
- Bright entrance hallway with spindled staircase to the first floor gallery landing with balcony
- Drawing room with an impressive fireplace and inset gas fire and glazed double doors from the hallway
- Separate family room
- Open plan kitchen and dining room with a bespoke fitted contemporary style kitchen with ample storage units and a feature island unit with an inset sink, inset ceramic hob and excellent storage as well as a breakfast area. Feature ceiling with inset extractor fan. Built in ovens, microwave and coffee machine. Space for a double fridge/freezer. Built dishwasher
- Separate utility room with a range of fitted high and low level units with space for washing machine and dryer
- Downstairs cloak room with WC and wash hand basin
- Bathroom on the first floor with a stylish contemporary white suite including a free standing bath, WC and a feature vanity unit with storage and inset sink. Separate shower cubicle
- Detached double garage with twin garage doors and separate service door
- Oil fired central heating
- PVC double glazed windows
- End of cul-de-sac- position with a spacious tarmac driveway and parking areas
- Stunning landscaped gardens with sunken patio area to the rear with built in seating. Feature patio paving.

Mature trees and shrubs

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Stewart Estate Agents, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. Stewart Estate Agents has not tested any equipment, apparatus, fittings or services and cannot verify that these are in working order.

