



1B ROWALLANE CLOSE

Saintfield, BT24 7PA

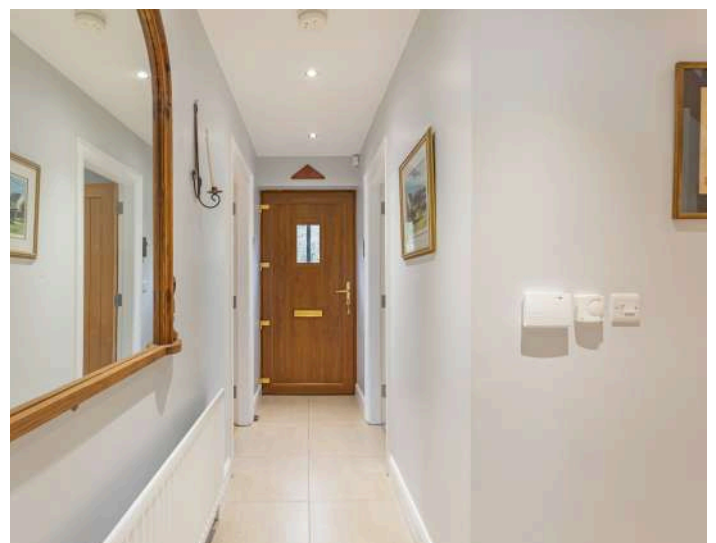
Offers over **£395,000**



DETACHED | 4  | 2  | 2 

Built and finished to an exacting specification approximately eight years ago, this rustic red brick home occupies a secluded position within Rowallane Close. Located just off the Crossgar Road, Saintfield, Rowallane Close is well established and renowned for its quality family homes and has become a most desirable location and prestigious address within Saintfield.

This property offers four bedrooms, with the principal bedroom boasting an en suite shower room, and family bathroom to the first floor with sanitary ware throughout the property modern in its styling with tasteful tiling detail. Of particular note is the open plan kitchen/dining/living space extending through to a sun lounge with vaulted ceiling and wood burning stove. The lounge also enjoys a contemporary wood burning corner stove and solid oak wooden flooring. Additional benefits include a study or family room, a large detached garage, ample driveway parking and mature front and rear gardens.



KEY FEATURES

- Detached Family Home
- Spacious Accommodation Throughout
- Open Plan Kitchen/Dining/Living Space with Bespoke Oak Fitted Kitchen and Range of Integrated Appliances, Open to Sun Room
- Sun Room with Vaulted Ceiling and Wood Burning Stove
- Lounge with Solid Oak Wooden Flooring and Corner Wood Burning Stove
- Four Well Proportioned Bedrooms Including Principal Bedroom with En Suite Shower Room
- Stylish Family Bathroom
- Study/Family Room to Ground Floor
- Central Heating
- Triple Glazing
- Driveway with Ample Parking
- Large Detached Garage
- Front and Rear Gardens Laid in Lawns with Paved Patio Areas
- Convenient to the Main Arterial Routes for Commuting with Excellent Transport Links to Leading Primary and Grammar Schools

WHAT THE OWNER'S SAY...

Situated close to Rowallane Gardens with public transport links to many of the leading Belfast Grammar Schools. Saintfield Village with its delightful market town providing a varied range of shops, boutiques and restaurants maintaining a definite community within the town. .



ROOM DETAILS

Ground Floor

- Reception Hall
- Lounge
16'10" x 6'7"
- Kitchen/Living/Dining
9'4" x 24'10"
- Inner Hallway
- Family Room
9'5" x 10'3"
- Sun Room
12'12" x 13'9"
- Ground Floor WC
- Oak Balustrade Staircase
to First Floor Landing

First Floor

- Landing
- Bedroom One
9'5" x 13'
- En-suite Shower Room
- Bedroom Two
9'6" x 10'2"
- Bedroom Three
9'6" x 9'10"
- Bedroom Four
10'1" x 7'5"
- Family Bathroom

Outside

- Detached Garage
19'3" x 13'1"
- With light and power,
laminated work surface,
single drainer stainless
steel sink unit with mixer
taps.

Outside

- Double timber gates to
front
- Tarmac driveway with
ample parking leading to
detached garage
- Front garden laid in lawns
with mature shrubs and
patio areas
- Enclosed rear garden laid
in lawns with paved patio
areas
- Outdoor lighting and
water tap





FLOOR PLANS





DIRECTIONS

Travelling along the A7 Belfast Road in the direction of Saintfield continue through the crossroads at Saintfield onto the Crossgar Road past Rowallane Manor and Park Lane turning next left into Rowallane Close. On entering Rowallane Close drive past the property on your right hand side turning right. 1B is located directly on your right hand side. ..



THE LOCAL AREA

Saintfield is a village and civil parish in County Down, Northern Ireland. It is about halfway between Belfast and Downpatrick on the A7 road.

Rowallane Garden is a National Trust property located immediately south of Saintfield. It is particularly noted for its extensive collection of azaleas and rhododendrons. It is also home to the National Collection of penstemons

| ENERGY EFFICIENCY RATING | | |
|---|---|-----------|
| Very energy efficient – lower running costs | | |
| 92+ | A | |
| 81-91 | B | 81 |
| 69-80 | C | |
| 55-68 | D | |
| 39-54 | E | |
| 21-38 | F | |
| 1-20 | G | |
| NOT energy efficient – higher running costs | | |
| | | POTENTIAL |
| | | 81 |

Scan QR Code for more details and to arrange a viewing.



OUR BRANCHES

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