



JOYCE CLARKE

TAKING YOU HOME

FOR SALE

11 Richmond Heights

Richhill

BT61 9NJ

Bedroom	6
Reception	3
Bathroom	5



Exceptional detached family home with separate annex to side and panoramic views of the countryside to the rear

Offers in excess of: £385,000

Viewing strictly by appointment only

Opening Times

Monday to Friday 9:00am - 5.30pm

Saturday 10:00am - 12.00pm

Sunday Closed

Open during lunchtime

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11 Richmond Heights must be viewed to simply appreciate just how good it is, with luxurious finishes and we anticipate strong interest given the sheer elegance of this bespoke residence. Extends to approximately 2,740 square feet, this family home enjoys the most fantastic panoramic views of the countryside and towards the Sperrin Mountains. The luxurious kitchen is quite the show piece defined by its clean lines and minimalist aesthetic and large island offering an exceptional workstation for both food preparation and dining. The kitchen is open plan to dining and vaulted ceiling living area with office mezzanine above. A spacious dual aspect games room / second reception room, utility room, ground floor WC and cloak room are included on the ground floor which is served by under floor heating. Ascending the impressive tread staircase, the property comprised of five double bedrooms on the first floor, the majority of which include built-in slide wardrobes. The master bedroom also benefits from an ensuite. The second bedroom boasts access to a recessed balcony with splendid views across the countryside. The family bathroom includes freestanding bath, large walk-in shower, dual flush WC and wash hand basin. The annex increases the flexibility of this property, being able to be accessed via the entrance hallway of the main property or by its own entrance. Comprising of living room, kitchen with range of appliances, double bedroom and bathroom, this allows for independent living or other uses. Externally the property is low maintenance, with large paved driveway to the front and additional paved areas to side and rear of the property. A decked area backing onto fields is the ideal area for entertaining family and friends.

While this home is sizable in stature, it retains a homely feel which can only truly be appreciated when inside. Viewing at an early opportunity is highly recommended.



- Stunning detached residence with panoramic views of the countryside
- Luxurious kitchen dining with integrated appliances and co ordinating island, open plan to living area
- Excellent flexibility with up to six bedrooms
- Modern bathroom suites throughout home
- Mechanical heat recovery system
- Concrete slab first floor
- Oil fired central heating with under floor heating to ground floor
- Panels for hot water
- Ground floor self contained annex with additional access to main property



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	41 E	41 E
21-38	F		
1-20	G		

ENTRANCE HALL

Spacious entrance space with vaulted ceiling. Double solid wood entrance doors with glazed viewing panels. Tiled flooring. Feature floor lighting. Open tread staircase with glazed balustrade panels.

CLOAK/BOOT ROOM

3.83m x 1.5m (12' 7" x 4' 11")

KITCHEN DINING LIVING ROOM

10.58m x 4.73m (34' 9" x 15' 6")

Fabulous open plan kitchen dining room with unspoilt views over surrounding countryside and toward Sperrin Mountains and sliding door to rear. Modern gloss kitchen with handleless doors large island with seating area and feature lighting above, stainless steel one and half bowl sink with instant hot water tap and drainage unit. Full range of appliances include five ring electric hob with stainless steel extractor canopy above, electric oven and warmer, integrated fridge and dishwasher. Vaulted ceiling to living area with freestanding stove. TV point. Wired for surround sound.

RECEPTION/GAMES ROOM

7.97m x 4.16m (26' 2" x 13' 8")

Dual aspect reception room. Wood effect laminate flooring. TV point.

GROUND FLOOR WC

2.62m x 1.29m (8' 7" x 4' 3")

Dual flush WC. Counter top ceramic bowl sink with feature mixer tap. Tiled flooring and floor to ceiling tiled splashback.

UTILITY ROOM

4.94m x 3.08m (16' 2" x 10' 1") MAX

Excellent range of high and low level units with access from kitchen dining living room and also hallway. Solid wood worktop with Belfast sink and mixer tap. Space for washing machine, tumble dryer and fridge freezer. Tiled flooring. UPVC door with glazed panels giving access to rear. Recessed lighting.

FIRST FLOOR LANDING

Access to hot press and storage closet. Single panel radiator. Roof windows providing natural light. Power points. Feature floor lighting. Access to attic via loft ladder.

MASTER BEDROOM

3m x 5.65m (9' 10" x 18' 6")

Dual aspect double bedroom. Built-in three door side wardrobe with centre mirrored panel. TV point. Double panel radiator. Access to additional storage in eaves. Wood effect laminate flooring.



EN SUITE

3m x 0.92m (9' 10" x 3' 0")

Shower enclosure with mains fed shower and panelled walls. Dual flush WC and wash hand basin with vanity unit below and tiled splashback. Single panel radiator.

FAMILY BATHROOM

3m x 3.48m (9' 10" x 11' 5")

Four piece bathroom suite comprising of freestanding bath with freestanding taps wash basin with pedestal half pedestal and tiled splashback, dual flush WC and large walk in shower with mains fed shower. Vertical radiator. Recessed lighting.

BEDROOM TWO

6.06m x 3.67m (19' 11" x 12' 0")

Rear aspect double bedroom with large sliding door leading to recessed balcony area. Two TV points. Double panel radiator. Wood effect laminate flooring.

OFFICE

1.52m x 3.61m (5' 0" x 11' 10")

Open plan office on gallery above living area. Vertical radiator. Roof windows in vaulted ceiling. Feature floor lighting. Wood effect laminate flooring.

WC

0.9m x 1.79m (2' 11" x 5' 10")

Close coupled WC and wash hand basin with vanity unit below and tiled splashback. Single panel radiator. Wood effect laminate flooring.

BEDROOM THREE

4.06m x 3.02m (13' 4" x 9' 11") MAX

Dual aspect double bedroom. Built in double door slide wardrobe with mirrored door. TV point. Double panel radiator. Access to additional storage in eaves. Wood effect laminate flooring.

BEDROOM FOUR

4.06m x 2.99m (13' 4" x 9' 10") MAX

Dual aspect double bedroom. Built in double door slide wardrobe with mirrored doors. TV point. Double panel radiator. Access to additional storage in eaves. Wood effect laminate flooring.

BEDROOM FIVE

2.56m x 4.28m (8' 5" x 14' 1")

Dual aspect double bedroom. Built in double door slide wardrobe with mirrored door. TV point. Double panel radiator. Access to additional storage in eaves. Wood effect laminate flooring.



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