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APEX
PROPERTY AGENCY

FOR SALE
42 WINDSOR HILL
WARINGSTOWN
BT66 7FZ



Three bedroom semi detached home
OFFERS AROUND £184,950
Viewing strictly by appointment only



Number 42 is a remarkable semi detached home, situated in highly popular development of Windsor Hill in Waringstown. This stunning property is conveniently situated in a quiet cul de sac, within walking distance to Waringstown village, close to schools and all amenities, and benefits from an access gate within the development to Waringstown primary school. Ideally located for those who commute for work or school with motorway and transport links nearby. Internally the property comprises hallway with ground floor wc off, spacious front aspect living room with wood burning stove, open plan kitchen/dining area with integrated appliances and utility room. Three well proportioned bedrooms one with ensuite shower room and family bathroom complete the first floor. Fully enclosed rear garden laid in lawn and paved patio surrounded by timber fencing. Front garden laid in lawn with paved path. Spacious tarmac driveway providing ample parking for numerous vehicles and single garage. This spectacular home will appeal to a wide range of purchasers and we anticipate high interest, therefore early viewing via the selling agent is highly recommended in order to fully appreciate what this beautiful home has to offer.

ACCOMMODATION

HALLWAY:

Wooden entrance door with glazed panels leading to hallway, double panel radiator and tile flooring. Ground floor wc off.



GROUND FLOOR WC:

5' 7" x 2' 9" (1.7m x 0.84m)

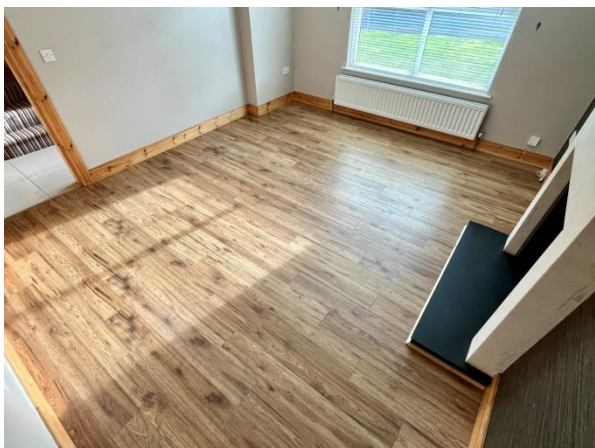
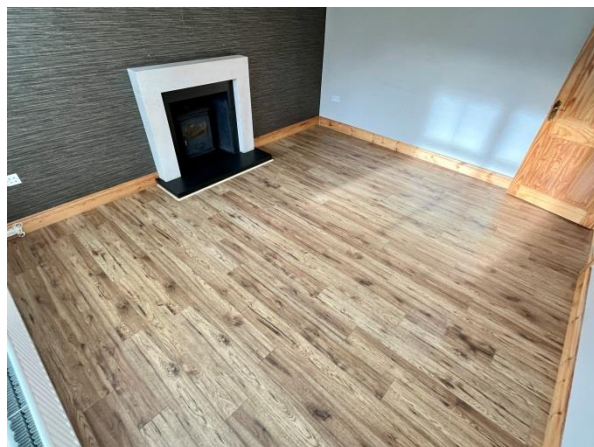
Two piece white suite comprising floating wash hand basin with tiled splashback and wc. Single panel radiator, venetian blinds, extractor fan and tile flooring.



LIVING ROOM:

14' 7" x 12' 5" (4.44m x 3.78m)

Front aspect living room with wood burning stove, double panel radiator, venetian blinds and laminate flooring.



KITCHEN/DINING AREA:

12' 5" x 12' 5" (3.78m x 3.78m)

An excellent range of high and low level cupboards and drawers, 1.5 stainless steel sink bowls and drainer, integrated oven and hob with stainless steel extractor fan above, integrated fridge/freezer, dishwasher and microwave. Space for table and chairs, part tiled walls and tile flooring, double panel radiator, recessed downlighting and roller blind.





UTILITY ROOM:

8' 5" x 7' 4" (2.57m x 2.24m)

A good range of high and low level cupboards, single stainless steel sink and drainer, space for washing machine and tumble dryer. Part tiled walls and tile flooring, double panel radiator, extractor fan. Glazed wooden door leading rear of property.



LANDING:

Pine spindle staircase leading to landing, enclosed shelved hot press, double panel radiator, and carpet flooring. Access to roofspace.



MASTER BEDROOM:

13' 8" x 12' 0" (4.17m x 3.66m)

Front aspect double bedroom, double panel radiator, venetian blinds and carpet flooring.



ENSUITE SHOWER ROOM:

8' 8" x 3' 9" (2.64m x 1.14m)

Three piece white suite comprising shower cubicle with mains shower fitment and sliding glazed panel, wash hand basin embedded in vanity unit and wc. Chrome radiator, tiled walls and flooring, extractor fan and recessed downlighting.



BEDROOM (2):

11' 1" x 9' 0" (3.38m x 2.74m)

Rear aspect double bedroom with built in sliderobes, double panel radiator and carpet flooring.



BEDROOM (3):

8' 8" x 8' 0" (2.64m x 2.44m) (At furthest points)

Front aspect single bedroom with built in wardrobe, single panel radiator and carpet flooring.



BATHROOM:

8' 7" x 5' 6" (2.62m x 1.68m)

Four piece white suite comprising panelled bath, corner shower cubicle with electric shower fitment and sliding glazed panels, floating wash hand basin embedded in vanity unit and wc. Chrome towel radiator, tiled walls and flooring and venetian blinds.



GARAGE:

16' 10" x 11' 4" (5.13m x 3.45m)

Detached single garage with light and power supply and manual up and over garage door, housing oil fired central heating boiler.

**OUTSIDE:**

Front garden laid in lawn with paved path leading to entrance door. Fully enclosed rear garden laid in lawn with paved patio area surrounding by timber fencing. Access gate to front of property and water tap. Spacious tarmac driveway providing ample off street parking and single garage. Quite location with rear garden overlooking countryside.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC Certificate Number: 3234-3629-3409-0178-4222

SPECIAL FEATURES:

- Three bedroom semi detached home approx. 1235 sq. ft.
- Benefits from quiet cul de sac location overlooking countryside
- Spacious tarmac driveway providing ample off street parking
- Single garage
- Bright and spacious front aspect living room with wood burning stove
- Three well proportioned bedrooms, one with ensuite shower room
- Kitchen/dining area with integrated appliances
- Utility Room with space for washing machine and tumble dryer
- Four piece family bathroom
- Ground floor wc
- Access gate to Waringstown Primary School
- Walking distance to Waringstown village
- Ideally located close to schools and all local amenities
- Benefitting those who commute with motorway and transport links nearby
- Oil fired central heating
- Rates: £1061.45
- EPC rating: C
- Chain free

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