

For Sale

Asking Price: £395,000

SimonBrien



24 Berkley Court,
Banbridge, BT32 3FB

simonbrien.com

Description

Berkley Court is a much sought after development off high quality family homes off the Newry Road, one of the areas most sought after residential addresses close to all local amenities within the town, shops, cafes, restaurants and excellent schooling. Nearby motorway networks provide excellent provincial connections north and south

The property is well maintained throughout and has spacious accommodation providing four double bedrooms, two receptions rooms, high quality kitchen open to dining, family bathroom, ensuite, utility room and downstairs cloakroom with large integral garage

Externally the property is positioned on a superb site with generous gardens to the front and rear an excellent driveway parking

Viewing is by private appointment through our Belfast Office on 02890 668888.

Accommodation

Entrance Hall

Hardwood Door to Entrance Hall, tiled floor

Cloakroom

Low flush WC, wash hand basin

Special Features & Services

- Attractive Detached Family Home
- Well Appointed and Presented Accommodation
- Four Double Bedrooms
- Two Reception Rooms
- Modern Fully Fitted Kitchen with Central Island open to Dining
- Bathroom and Shower Room
- Utility Room
- Downstairs Cloakroom
- Large Integral Garage
- Oil Fired Central Heating
- PVC Double Glazing
- Generous Site with Gardens to Front and Rear in Lawns and Patio Area
- Excellent Driveway Parking
- Popular and Much Sought Residential Development/Location
- Walking Distance of Banbridge Town Centre with its vast array of local amenities
- High Quality Schooling Close By as well as Motorway Networks
- Viewing by Private Appointment



Living Room

21'7" x 12'8" (6.58m x 3.86m):

Attractive Feature Fireplace, open fire, oak flooring



Family Room

13'4" x 10'6" (4.06m x 3.2m):

Attractive Feature Fireplace, open fire, oak flooring



Kitchen/Dining

25'2" x 14'4" (7.67m x 4.37m):

High and Low Level units and central island, inset sink, granite worktops, 4 ring hob, electric oven, integrated dishwasher recess for Fridge Freezer, double doors to rear

Utility Room

12'1" x 7'7" (3.68m x 2.3m):

High and low level units, inset sink, plumbed washing machine

Integrated Garage

20'4" x 20 (6.2m x 20):

Remote up and over door, light and power, oil fired boiler



First Floor

Landing

Hotpress, roofspace access

Bedroom 1

16'8" x 12'5" (5.08m x 3.78m):



Dressing Area

8'7" x 6'8" (2.62m x 2.03m):

Ensuite

Fully Tiled Shower Enclosure, low flush WC, wash hand basin with vanity unit, tiled floor



Bedroom 2
14'1" x 12'6" (4.3m x 3.8m):



Bedroom 3
13'4" x 9'1" (4.06m x 2.77m):



Bedroom 4
12'5" x 9'7" (3.78m x 2.92m):
built in wardrobe



Bathroom
White suite, panelled bath, mixer taps,
separate shower enclosure, low flush
WC, wash hand basin



Outside
Gardens front and rear, lawns and patio, excellent driveway parking





VALUER

Mark Leinster

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MORTGAGE ADVICE

For free independent advice on mortgages talk to

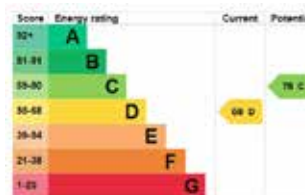
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