

57 Beech Green, Doagh, BT39 0QB



**PRICE Offers Over
£229,950**

Positioned on a large private corner site within a well established cul de sac in Doagh Village. This spacious 4 bedroom detached chalet boasts a superb two storey extension to the rear. The accommodation offers a well planned versatile living layout comprising 3 receptions, two bathrooms and a kitchen with an informal dining aspect. Externally there is a private enclosed garden and a detached matching garage. An early viewing is recommended.

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- **Extended Detached Chalet Villa**
 - **4 Bedrooms**
 - **3 Receptions**
- **Double Storey Extension**
- **Popular Established Development**
- **PVC Double Glazed Windows**
- **Oil Fired Central Heating**
- **Large Detached Matching Garage**
 - **Ground Floor Bathroom**
 - **First Floor Shower Room**

ACCOMMODATION

GROUND FLOOR

PVC double glazed front door into:-

ENTRANCE PORCH

Exposed painted maple hardwood flooring.

LOUNGE 15'4" x 12'3"

Inglenook style fireplace with cast iron multi fuel and wood burning stove on slate hearth. Feature staircase with exposed engineered oak treads and contemporary glass side screens to first floor. Exposed hardwood maple flooring.



INNER HALLWAY

With exposed hardwood oak flooring.

EXTENDED KITCHEN WITH DINING AREA 20'3" x 9'7"

Equipped with a range of high and low fitted units with contrasting work surfaces. Single drainer stainless steel sink unit with mixer tap. Integrated eye level oven, 4 ring gas hob overhead extractor fan. Walk in larder cupboard. Plumbed for washing machine and dishwasher. Fully tiled walls. Sliding double glazed patio doors to garden and patio.

BATHROOM

Comprising panelled bath with electric shower over, pedestal wash hand basin and low flush w.c. Wood effect tiled floor. Fully tiled walls. Built in shelved hot press.

FAMILY ROOM 12'3" x 8'7"

Exposed hardwood ash flooring.

LIVING / DINING ROOM 12'9" x 11'6"

Exposed hardwood maple flooring. Presently used as a home office.



FIRST FLOOR

BEDROOM 1 13'9" x 12'9"

Built in double wardrobe. Maple exposed flooring. Access to under eaves storage.

BEDROOM 2 11'6" x 10'6"

Velux window. Maple exposed flooring.

BEDROOM 3 11'3" x 8'6"

Maple exposed flooring.

BEDROOM 4 10'4" x 9'9"

UPPER LANDING TO STORAGE CUPBOARDS

MODERN SHOWER ROOM

Comprising low flush w.c, pedestal wash hand basin and large shower enclosure with electric shower unit. Grey coloured wood grain effect tiled floor. Tiled walls.



OUTSIDE

Large well maintained twin gardens to front laid in lawn. Extensive driveway with ample parking to side with parking to:-

DETACHED MATCHING GARAGE 20'7" x 10'3"

With roller shutter door. Power and light.

Large private enclosed garden to rear screened by perimeter fence laid in part lawn with paved walkways and private patio area.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	63
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Northern Ireland	EU Directive 2002/91/EC	

**IMPORTANT NOTE TO ALL PURCHASERS:
We have not tested any of the systems or appliances at this property.**



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