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**Tim Martin**

AUCTIONEERS • ESTATE AGENTS • VALUERS

## 23 Turmennan Road Crossgar BT30 9ES



A modern cottage style residence set in its own spacious grounds and enjoying pleasing views over the surrounding countryside. The property offers spacious luxuriously appointed accommodation on two floors with good versatility to suit a range of family needs. The gracious lounge is complimented by the delightful farmhouse kitchen with dining area, two bedrooms (one en suite), luxury principal bathroom and laundry room, study on the ground floor, exquisite master suite and fourth bedroom on the 1st floor. Double glazing and oil fired central heating have been fitted.

Externally the generous landscaped gardens designed for ease of maintenance provide a most pleasing setting for the property with a sweeping gravel drive leading to the double garage.

The property is set in a peaceful position within easy commuting distance from Belfast, Stormont and the City Airport.

### FEATURES INCLUDE

- DELIGHTFUL LUXURIOUSLY APPOINTED COTTAGE
- OIL FIRED CENTRAL HEATING
- DOUBLE GLAZING
- 4/5 BEDROOMS
- LUXURY FARMHOUSE KITCHEN
- FULL PLANNING GRANTED FOR A CONTEMPORARY EXTENSION OFF THE KITCHEN/DINING ROOM (PLANS AVAILABLE ON REQUEST)
- MASTER AND GUEST SUITES
- DOUBLE GARAGE
- SPACIOUS SANITARY WARE INCLUDING BATH/SHOWER ROOMS
- STONE FLOORING

## ACCOMMODATION

### ENTRANCE PORCH

Slate flagged floor.

### ENTRANCE HALL

Slate flagged floor.

### LOUNGE 4.72m (15'6) x 4.17m (13'8)

Hole in the wall fireplace with enclosed cast iron stove on brick hearth, range of built-in storage shelves; stained pine tongue and groove floor.



### KITCHEN / DINING 8.66m (28'5) x 3.3m (10'10)

Glazed Belfast sink with chrome swan neck mixer taps; extensive range of painted finish eye and floor level cupboards and drawers; polished marble worktops; arched brick recess with 'Leisure' gas range cooker; matching hole in the wall fireplace with enclosed cast iron stove on slate hearth; sleeper mantle piece; twin pine tongue and groove built-in bench seating with integral storage; slate flagged floor; concealed lighting under cupboards; twin glazed patio doors to rear gardens.



### LAUNDRY ROOM 3.23m (10'7) x 2.18m (7'2)

Glazed Belfast sink range of eye and floor level painted finish cupboards; beech block worktops; space and plumbing for washing machine and tumble dryer; slate flagged floor; range of coat hooks; 1/2 hardwood doors to rear.

### REAR HALLWAY

Slate flagged floor; 12 colt ceiling lighting; hotpress with copper cylinder.

## PRINCIPAL BATHROOM

3.2m (10'6) x 3.07m (10'1)

Roll top bath on ball and claw feet; 'Adelphi' pedestal wash hand basin; high flush wc; wainscot panelling to dado rail; slated tiled floor.



## BEDROOM I

4.55m (14'11) x 4.17m (13'8) max measurements

Stained tongue and groove floor; twin double built-in wardrobe with sliding door; matching window box with concealed storage.



## EN SUITE SHOWER ROOM

2.44m (8'0) x 1.78m (5'10)

White suite comprising tiled shower cubicle with 'Heatstone Aqua Profile Plus' electric shower; glass shower door and side panel; 'Adelphi' pedestal wash hand basin; low flush wc; wainscot tongue and groove panelled walls to dado rail; slate tiled floor.

## BEDROOM 2 4.37m (14'4) x 2.95m (9'8)

Stained pine tongue and groove floor.

## BEDROOM 3 / STUDY 3.58m (11'9) x 3.2m (10'6)

including stairs

Stairs to 1st floor with cupboard under; telephone jack point; stained pine tongue and groove floor.

## 1st FLOOR / LANDING

Polished oak floor; eaves storage; painted tongue and groove panelled walls and vaulted ceiling.

## BEDROOM 4 3.89m (12'9) x 2.92m (9'7)

Built-in cupboard; painted tongue and groove walls and vaulted ceiling with 12 volt lighting; polished oak floor.

## MASTER SUITE 7.52m (24'8) x 3.63m (11'11)

Polished oak floor; large treble wardrobe with sliding doors concealing ample clothes rails; built-in window seat with storage; painted tongue and groove walls and vaulted ceiling with velux window and 12 volt lighting; eaves storage and recessed bookshelves; elevated tv aerial and double power points.



## WET ROOM / SHOWER ROOM

3.58m (11'9) x 2.34m (7'8)

Tiled shower area with thermostatically controlled shower; fitted glass shower panel; 12 volt light and extractor unit over; wash hand basin on maple shelf with chrome mono mixer tap; illuminated mirror and shaver socket over; wc with concealed cistern; tiled floor and part tiled walls; 12 volt ceiling lighting; velux ceiling window.



## OUTSIDE

Wooden gate and decorative gravel drive to ample parking to front and sides and residence and leading to:-



## DOUBLE GARAGE 7.72m (25'4) x 5.92m (19'5)

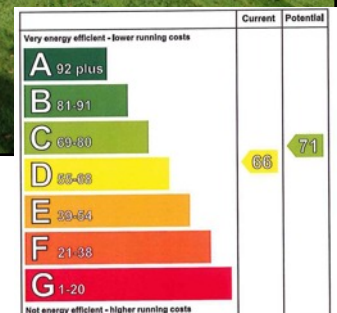
Roller door; 'Firebird Popular' oil fired boiler; fluorescent light and power point.

## COVERED WOOD STORAGE AREA

## GARDENS

Spacious gardens to front landscaped in rolling lawns with beds of ornamental and flowering shrubs and partially enclosed with old random stone walls.

The generous sized rear garden laid out in lawns and well stocked shrub beds include a brick pavia patio and matching paths partially enclosed with random stone walls topped with a wooden pergola and enjoying a south westerly aspect.



## CAPITAL / RATEABLE VALUE

£270,000. Rates Payable = £2024.73 per annum (approx)

## GROUND RENT

Freehold

## VIEWING

By Appointment With The Agent

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