



53 LISTOODER ROAD

Crossgar Saintfield BT30
9JF

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		41	44
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Offers Around £695,000

53 Listooder Road

Crossgar, Saintfield, BT30 9JF



Entrance Porch

Cedar solid wooden flooring. Double doors to:

Living Room

16'2 x 16'2 (4.93m x 4.93m)

Cedar solid wooden flooring. Feature fireplace with double sided multi fuel stove. Cornicing. Stairs to first floor. Window seat.

Dining Room

15'06 x 12'8 (4.72m x 3.86m)

Feature fireplace with double sided multi fuel stove. Cornicing. Built in display units. Double doors to:

Garden room

17'8 x 13'10 (5.38m x 4.22m)

Tiled flooring. Spotlights on ceiling. Amtico floor. Cedar wooden panelling on ceiling. Double doors to patio area and gardens.

Drawing Room

16'03 x 15'08 (4.95m x 4.78m)

Feature Marble fireplace. Double aspect onto garden and terrace area. Cornicing.

Kitchen/dining/living

24'2 x 14'5 (7.37m x 4.39m)

High and low level units with Aga range. Recess for cooker, dishwasher and microwave. Stainless steel sink unit. Stainless steel bowl sink beside Aga. Tiled at splashback. Double doors to terrace and garden area. Laminated flooring.

Utility Room

14'06 x 13'02 (4.42m x 4.01m)

High and low level units with recess for washing machine and dishwasher. Stainless steel sink unit. Tiled at splashback. Laminated flooring. Airing cupboard. Step up to:

Cloakroom

Built in storage units.

Ensuite Shower Room

White low flush w.c., wash hand basin, shower cubicle with power shower. Tiled floor. Steps up to:

Guest Bedroom

14'03 x 12'08 (4.34m x 3.86m)

Spotlights. Door to courtyard. Built in robes. Could be used for granny flat or ideal for boomerang kids.

First floor

landing area. Storage room (could be easily converted to shower room).

Master Bedroom

16'01 x 8'1 (4.90m x 2.46m)

Front facing views onto garden. Ensuite with large walk in shower with power shower and rain shower, low flush w.c. and pedestal wash hand basin. Fully tiled.

Bedroom Two

12'2 x 10'0 (3.71m x 3.05m)

Front facing onto garden area. Currently being used as dressing room.

Bedroom Three

16'02 x 13'01 (4.93m x 3.99m)

Double aspect with views onto garden, stream and courtyard.

Family Bathroom

14'07 x 10'03 (4.45m x 3.12m)

Free standing claw and foot bath, low flush w.c., pedestal wash hand basin, corner shower cubicle with wall shower. Cedar solid wooden flooring. Part panelled walls. Large airing cupboard. Walk in wardrobe.

Garage

48'2 x 17'5 (14.68m x 5.31m)

Good sized garage with parking for 4 cars. Up and over doors.

Workshop

17'5 x 14'6 (5.31m x 4.42m)

Four stables

15 x 11'6 each (4.57m x 3.51m each)

Accessed via courtyard.

Outside

Surrounded by mature shrubs and trees and accessed via paved driveway to courtyard, outbuildings and ample parking. Access to tennis courts and surrounding land.

Land

Map attached of land approx 7.5 acres.

Outbuildings

No 1 - Approx 1500 sq ft

No 2 - Approx 1800 sq ft

No 3 - Approx 1500 sq ft



Directions



Floor Plan

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