COLIN GRAHAM RESIDENTIAL

319 Antrim Road
Newtownabbey BT36 5DY

T: 028 90 832 832
colingrahamresidential.com



14 The Tudors, Banbridge, BT32 4QR

- Tudor Style Detached Family Home
- 4 Bed; 1 Rec or 3 Bed; 2 Rec
- Family Bathroom; En Suite Furnished Cloakroom
- Utility Room; Furnished Cloakroom
- Integral Garage
- Adaptable Accommodation
- Kitchen With Informal Dining Area
- Oil Heating; Double Glazing
- Generous Sized Private Driveway
- Gardens Front Side And Rear

Offers Over £199,950

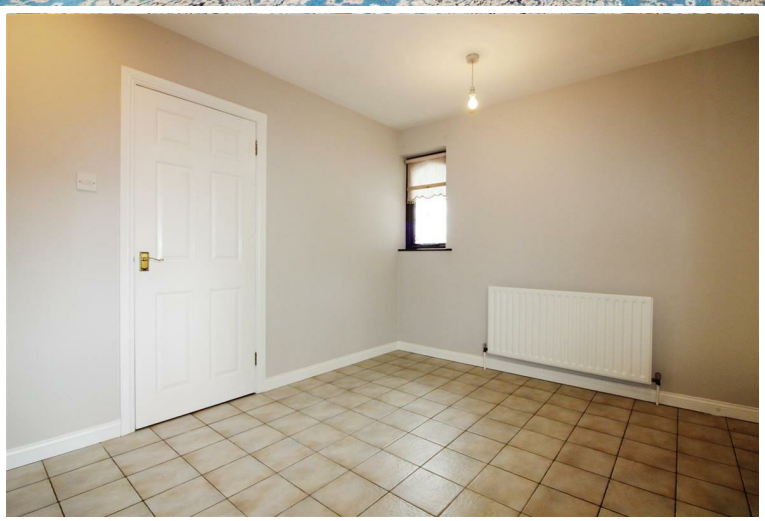
EPC Rating E





14 The Tudors, Banbridge, BT32 4QR





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood, panelled front door with matching double glazed side screen. Stairwell to first floor.

FURNISHED CLOAKROOM

White two piece suite comprising wash hand basin and WC.

LOUNGE 19'7" x 12'5"

Gas fire in marble fireplace with matching hearth and carved mahogany surround. Aluminium framed, double glazed, sliding patio door to rear garden.

FAMILY ROOM / BEDROOM 4 13'8" x 10'5"



KITCHEN WITH INFORMAL DINING AREA 13'7" x 10'9"

Country style fitted kitchen with range of high and low level storage units with contrasting melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated ceramic hob with extractor hood over. Integrated oven, microwave oven, fridge and dishwasher. Twin glass fronted display cabinets. Splash back tiling to walls. Tiled floor.

UTILITY ROOM 8'10" x 5'2"

Range of fitted high and low level storage units with contrasting wood grain effect melamine work surface. Stainless steel sink unit with draining bay. Plumbed for washing machine. Space for tumble dryer. Splash back tiling to walls.
Tiled floor. Hardwood, double glazed door to rear garden. Access to integral garage.

FIRST FLOOR

LANDING

Access to hot press and roof space.



PRINCIPAL BEDROOM 14'2" x 12'10" (wps)

Comprehensive range of fitted wardrobes and storage.

EN SUITE FURNISHED CLOAKROOM

Two piece suite comprising pedestal wash hand basin and WC. Plumbed for shower. Fully tiled walls.

BEDROOM 2 12'5" x 8'4"

BEDROOM 3 10'11" x 9'8"

FAMILY BATHROOM

Three piece suite comprising Jacuzzi style corner bath, pedestal wash hand basin and WC. Half tiling to walls.

EXTERNAL

Front and side gardens finished in lawn and range of plants, trees and shrubbery.
Generous sized private driveway finished in tarmac.
External lighting.
Fully enclosed rear garden finished in lawn, paved patio area and range of plants, trees and shrubbery.
PVC oil storage tank.
Outside tap.



INTEGRAL GARAGE 18'11" x 16'0"

Power operated up and over double door. Separate service door to utility room. Power, light and oil fired central heating boiler.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this

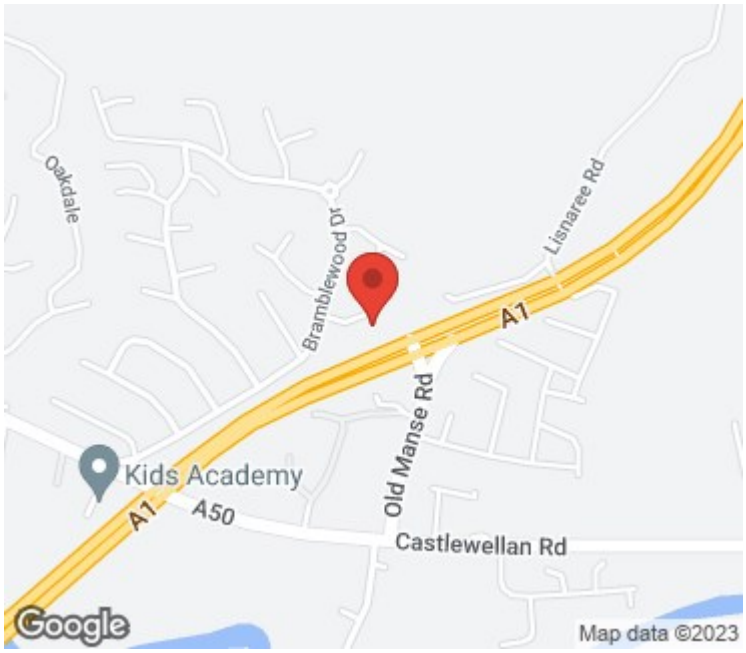


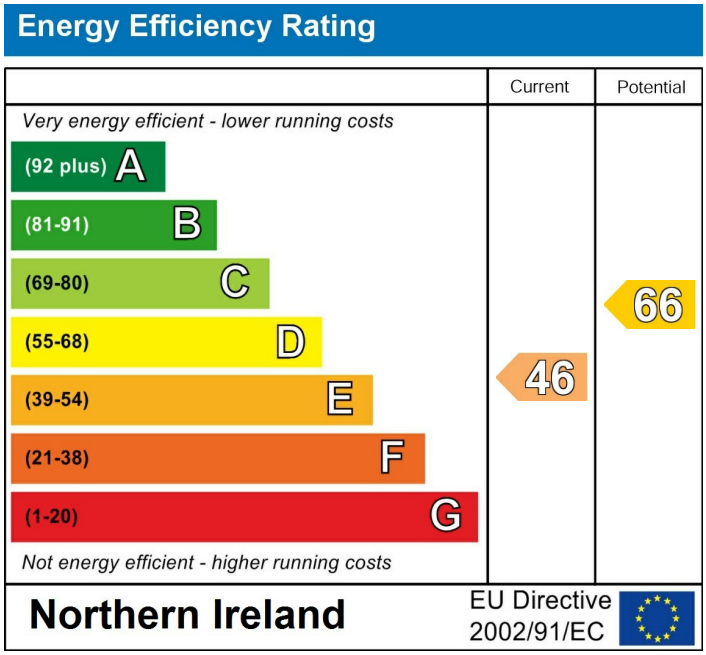


property. Purchasers should make/commission their own inspections if they feel it is necessary.



Well presented, Tudor style, detached family home with generous sized private driveway, integral garage and gardens front, side and rear, located within the popular and conveniently situated Tudors development, Bramblewood Drive, Banbridge. Offering adaptable accommodation, the property comprises entrance hall, furnished cloakroom, lounge with gas fire, separate family room/bedroom four, kitchen with informal dining area, utility room, three well proportioned first floor bedrooms, to include principal bedroom with en suite furnished cloakroom, and family bathroom with three piece suite. Externally the property enjoys generous sized private driveway finished in tarmac, integral garage, front and side gardens finished in lawn and range of plants, trees and shrubbery, and fully enclosed rear garden finished in lawn, paved patio area and range of plants, trees and shrubbery. Other attributes include oil fired central heating, and double glazing. Early viewing highly recommended to avoid disappointment.





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

INVESTORS IN PEOPLE® We invest in people Gold

PRS Property Redress Scheme

Awards

Telegraph PROPERTY AWARDS 2018

Telegraph PROPERTY AWARDS 2019

Shortlisted TheNegotiator Awards 2018

Shortlisted TheNegotiator Awards 2019

THE INVESTORS IN PEOPLE AWARDS 2019 Finalist

TheNegotiator Awards 2021 REGIONAL AGENCY OF THE YEAR NORTHERN IRELAND GOLD

Proudly sponsoring

Northern Ireland Children's Hospice

WE ARE MACMILLAN. CANCER SUPPORT