



59a Connor Road, Parkgate, BT39 0EA

- Stunning, Jane Burnside Design, Split-Level Bungalow
- Luxury, In-Frame Kitchen
- Principal Suite; Walk-In Wardrobe & En Suite Shower Room
- Oil Heating; PVC Double Glazing
- Fully Landscaped Site; Adjoining Paddock
- Four Bedroom; Four Reception
- Utility Room; Furnished Cloakroom
- Deluxe Family Bathroom
- Private Driveway; Double Garage
- Immaculately Presented Throughout

Offers Over **£550,000**

EPC Rating D





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite, double glazed front door with PVC, double glazed side screens and fan light over. Tiled entrance porch area. French oak flooring. Stairwell to half landing. Coving to ceiling.

FURNISHED CLOAKROOM

White, two piece suite comprising vanity unit and WC. Feature height ceiling. Half panelling to walls. Tiled floor. Access to hot press.

LOUNGE 18'2" x 15'8"

Vaulted ceiling with exposed timber beams. Brick, inglenook recess with cast iron, multi fuel burning stove. French oak flooring. Dual aspect windows. PVC double glazed French doors to patio and garden. Open arch leading to:

FAMILY ROOM / STUDY 12'3" x 11'11"

Feature height ceiling. Coving to ceiling. Picture window, enjoying elevated, rural views. French oak flooring.

DINING ROOM 17'3" x 12'1"

French oak flooring. Picture window to front elevation, enjoying elevated, rural views. Open arch leading to:

SUN LOUNGE 15'7" x 13'0"

Triple aspect windows, enjoying elevated, rural views. French oak flooring.



KITCHEN 12'9" x 12'2"

Luxury, in-frame kitchen, with range of high and low level storage units, and contrasting solid quartz work surface, with matching upstands and sill. Matching island unit. Ceramic sink. Space for range style oven, with distressed mirrored splash back and extractor hood over. Integrated tall fridge, separate integrated tall freezer, and integrated dishwasher. Tiled floor. Elevated rural views.

UTILITY ROOM 10'9" x 6'9" (wps)

Range of fitted high and low level storage units, with contrasting wood block effect, melamine work surface. Stainless steel 1.5 bowl sink unit. Plumbed for automatic washing machine. Space for tumble dryer. Mirrored splash back to sink. Tiled floor. PVC double glazed, stable style door to rear garden.

FIRST FLOOR

HALF LANDING

French oak flooring. Access to partially floored roof space via slingsby style ladder.

PRINCIPAL BEDROOM 13'8" x 12'8"

Elevated rural views. French oak flooring.

WALK IN WARDROBE 7'3" x 6'8"

Range of fitted wardrobes and storage. Tiled floor.

DELUXE EN SUITE SHOWER ROOM

Contemporary, white, three piece suite comprising fully tiled shower enclosure, floating vanity unit and WC. Thermostat controlled mains shower unit. Tiled floor.

BEDROOM 2 11'10" x 11'5"

BEDROOM 3 13'9" x 10'9"

Twin windows to front elevation, enjoying rural views.

BEDROOM 4 10'11" x 9'11"

DELUXE FAMILY BATHROOM

White, four piece suite comprising freestanding, clawfoot bath, separate fully tiled, oversized shower enclosure, vanity unit and high flush WC. Thermostat controlled mains shower unit. Towel radiator. Tiled floor.

EXTERNAL

Electric operated gates, leading to generous sized private driveway area, finished in decorative stone.

Fully landscaped site, extending to c.0.66 acres, finished in lawn, paved patio area, stone water feature and range of plants, trees and shrubbery.

Adjoining paddock, extending to c.0.34 acres.

Stone clad detailing to entrance porch, sun lounge and en suite.

External lighting.

PVC soffits, fascia and rainwater goods.

External power points.

Outside tap.

PVC oil storage tank.

MATCHING DETACHED DOUBLE GARAGE 23'11" x 19'11"

Twin, power operated, roller shutter doors. Separate PVC service door to rear garden. Power, light and oil fired central heating condenser boiler (fitted new 2023).

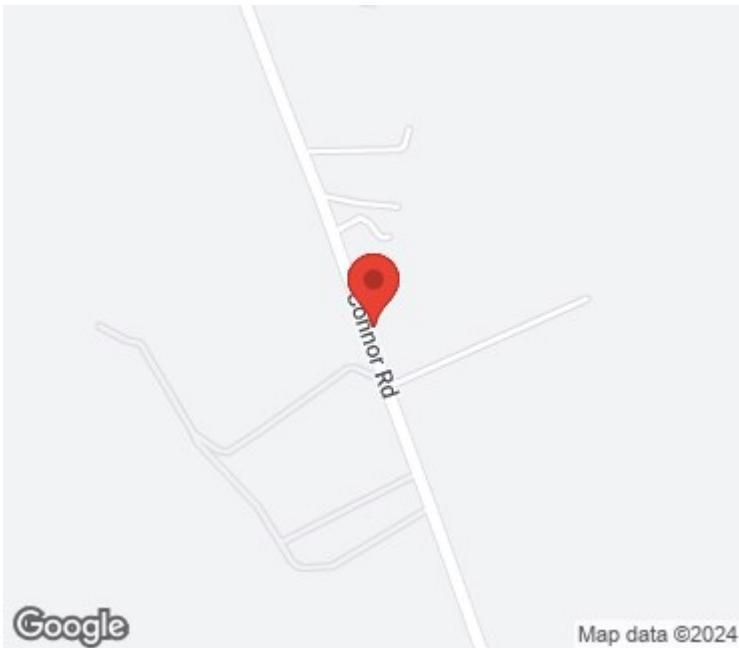
IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

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.





Stunning, split-level bungalow, occupying a prime, fully landscaped site on the periphery of Parkgate village, enjoying delightful, uninterrupted rural views. The property was constructed in 2003 and refurbished extensively in 2023, and accommodation comprises entrance hall, furnished cloakroom, lounge with vaulted ceiling and stove, family room / study, dining room, sun lounge, luxury fitted in-frame kitchen, utility room, four well-proportioned bedrooms, to include principal suite with walk-in wardrobe and deluxe en suite shower room, and separate, deluxe family bathroom. Externally, the property enjoys electric operated gates leading to generous sized, private driveway area, finished in decorative stone, matching detached double garage, gardens finished in lawn, paved patio area, stone water feature, range of plants, trees and shrubbery, and adjoining paddock. Other attributes include oil heating (with new condenser boiler fitted 2023), PVC double glazing, and comprehensive range of quality finishes throughout. Early viewing highly recommended to avoid disappointment.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	62
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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

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