



A beautifully presented, recently renovated detached family home located on the outskirts of Moira on the edge of Magheralin. Lovingly renovated by its current owners it offers flexible accommodation to provide an annex ideal for independent living from the main house with flexibility of a separate kitchen/utility room. It also benefits from a first floor studio/games room/home office ideal for those who wish to work from home or give the kids their own space. Designed with storage in mind throughout it offers several integrated bedroom wardrobes, utility room and storage areas.

An extremely well finished and flawlessly presented home it offers 5 or 6 bedrooms (two ensuite) and 3 or 4 reception rooms and is ideally suited for modern day family living. The heart of the home is undoubtedly the generous sunroom which leads to a traditional family kitchen which is light and bright throughout. A high specification to include Beam Vacuum System, Partial under floor heating and UPVC double glazed windows are sure to set it apart from other family homes.

Offers Around
£349,950

29 Orange Lane,
Magheralin,
BT67 0RG

Viewing by
appointment
through agent
028 9066 3030

This locality has proved extremely popular recently with close proximity to Edenmore Golf Club with Restaurant Gym & Spa Facilities and just minutes' drive from the historic village of Moira with its host of fine restaurants and eateries. Convenient to both the M1 Motorway via Moira and the A1 Carriage way via Dromore means it is easily accessible for any commuter with Portadown, Newry, Belfast and Beyond just minutes' drive.



- Superb detached family residence that extends to circa 3,700 sq ft.
- Its generous accommodation really needs to be viewed to be appreciated
- Set on a generous site with family garden and views to open countryside and beyond
- Spacious main reception hall
- Separate Lounge & Dining/Music Room
- Open Plan Modern Dining/Sunroom/Family Area
- Separate Utility & WC
- Light & Bright Country Kitchen
- Sunroom with feature brick fireplace
- Integrated Intruder Alarm System
- Oil Fired Central Heating
- Integrated Beam Vacuum System
- A total of 6 well-proportioned bedrooms (two ensuite)
- Generous Annex with separate Kitchen
- An idyllic rural setting close to the historic Village of Moira
- Early viewing is recommended

The Property Comprises:

Ground Floor

ENTRANCE PORCH: 8' 6" x 3' 8" (2.58m x 1.13m) Ceramic tiled floor, uPVC wood panel style door to front. Stained glass door with attractive side panels through to...

ENTRANCE HALL: 21' 0" x 7' 9" (6.41m x 2.36m) Recessed spotlights, solid oak strip flooring, feature pine staircase, storage under stairs.

WC: Low flush wc, wash hand basin, tongue and groove walls.



LOUNGE: 17' 0" x 13' 10" (5.19m x 4.22m) Feature white granite fireplace and hearth, gas fire, engineered wood flooring, stained glass double doors to entrance hall.



FRONT SNUG: 12' 6" x 11' 7" (3.8m x 3.53m) Solid oak strip floor.



Single glazed door through to....

LIVING ROOM/SUNROOM: 24' 0" x 13' 7" (7.32m x 4.15m) (at widest points). Ceramic tiled floor, brick feature wall and feature pillar, tongue and groove vaulted ceiling, recessed spotlights.





LIVING ROOM/SUNROOM: Continued...



KITCHEN: 18' 2" x 11' 1" (5.54m x 3.37m) Ceramic tiled floor, range of high and low level units with feature centre island with breakfast bar and wooden counter top, ceramic tiled splash backs, integrated dishwasher, fridge freezer, space for microwave, six ring gas range, vaulted tongue and groove ceiling with recessed spotlights.

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www.templetonrobinson.com

Door to . . .

KITCHEN (2) (UTILITY OPTION): 13' 0" x 9' 4" (3.97m x 2.85m) Ceramic tiled floor, range of high and low level units, space for electric oven and fridge freezer, ceramic tiled splash backs, recessed spotlighting.



uPVC double glazed door to . . .

REAR SNUG: 11' 5" x 11' 1" (3.49m x 3.38m) Double glazed double doors to rear garden.

UTILITY ROOM: 9' 10" x 6' 0" (3.0m x 1.84m) Ceramic tiled floor, plumbed for washer dryer, door to under stairs storage.



BEDROOM (6): 11' 4" x 11' 3" (3.46m x 3.44m)

ENSUITE SHOWER ROOM: 11' 5" x 4' 8" (3.47m x 1.41m) Ceramic tiled floor, low flush wc, pedestal wash hand basin, shower cubicle, extractor fan.



First Floor

LANDING: 20' 7" x 6' 6" (6.27m x 1.99m) Recessed spotlights, access to roofspace, stained glass window.



BEDROOM (1): 13' 5" x 11' 4" (4.08m x 3.45m) Integrated wardrobes, solid wood strip floor.

WALK-IN WARDROBE: Solid oak strip flooring, sliding robes.

ENSUITE SHOWER ROOM: Ceramic tiled floor, low flush wc, pedestal wash hand basin, fully tiled shower cubicle with Mira electric shower, spotlights, extractor fan.



BEDROOM (2): 12' 8" x 11' 6" (3.86m x 3.5m) Solid wood strip floor, integrated robe, wash hand basin.



BEDROOM (3): 12' 9" x 7' 5" (3.89m x 2.27m) Solid wood strip floor, integrated robe, wash hand basin.



BEDROOM (4): 14' 10" x 12' 8" (4.52m x 3.86m) Solid wood strip floor, integrated robe, wash hand basin.



BATHROOM: Ceramic tiled floor, floor to ceiling mosaic tiles, low flush wc, feature wash hand basin in vanity unit, panelled bath, shower cubicle with power shower, spotlights, extractor fan.



BEDROOM (5): 29' 6" x 16' 11" (9m x 5.15m)

ENSUITE SHOWER ROOM: Ceramic tiled floor, low flush wc, pedestal wash hand basin, low flush wc, corner shower cubicle with electric shower.



Outside

A generous gravel driveway leads to the front of the house with space for parking of multiple vehicles. The home is surrounded by mature planting and hedging with generous manicured lawns and sheltered private patio areas to the rear.





Location:

When coming through Moira continue on through the village and out the Lurgan/Belfast Road towards Magheralin, take left through the new 'feeder road' at Ballyeden Meadows towards Steps Road. Continue along Steps Road crossing over the River Lagan and turn right into Orange Lane. The property is located on the left hand side.

When heading from Dromore take the Kiltown Road over the 'Red Hills' then the Redhill Road towards Magheralin which then becomes Steps Road. Take left into Orange Lane and the property is located on the left hand side.



Total area: approx. 344.9 sq. metres (3712.9 sq. feet)

This plan is for illustrative purposes only.
Plan produced using PlanUp.

[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80		
D 59-68		
E 49-54	45	50
F 21-38		
G 1-20		

Not energy efficient - higher running costs

With You Every Step of the Way



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