



**EXCEPTIONALLY SPACIOUS 4 BED DETACHED RESIDENCE IN AN EXCLUSIVE DEVELOPMENT**

**Hawthorn Wood, Suncroft, Co. Kildare**

**GUIDE PRICE: € POA**



**PSRA Reg. No. 001536**

## 15 Hawthorn Wood, Suncroft, Co. Kildare

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### FEATURES:

- \* 9ft Ceilings
- \* c. 2,500 sq.ft. of accommodation
- \* Not overlooked
- \* Double glazed PVC windows
- \* Oil fired central heating
- \* Side access to both sides with gates
- \* Gardens front and rear in lawn
- \* Gravel drive
- \* Overlooking a large green area
- \* Small cul de sac of 24 houses

### DESCRIPTION:

Superb 4 bedroom detached property overlooking a large green area situated in Hawthorn Wood an exclusive development of just twenty-four detached homes located in the charming village of Suncroft. Situated in the heart of bloodstock country, the village boasts a primary school, church, shops and licensed premises. Hawthorn Wood is just five minutes from the M7 and M9 motorway routes and just ten minutes drive from Newbridge, Kilcullen and Kildare.

The property is exceptionally spacious, extending to circa 2,500 sq. ft. and benefits from 9 ft. ceilings and a high-quality finish. There is a gravel drive to front, gated side access on both sides and enclosed rear garden.

### AMENITIES:

Local amenities include GAA, rugby, soccer, tennis, canoeing, fishing, hockey, athletics, horse riding, golf and horse racing at the Curragh, Naas and Punchestown.

### ACCOMMODATION:

Hallway: 7.05m x 2.16m  
Oak floor understairs, coving, recessed lights.

Sitting Room: 7.68m x 4.35m  
Oak floor, coving, marble fireplace, into bay window.

Study 2.58m x 4.00m  
Oak floor, coving.

Toilet:  
w.c., w.h.b., porcelain tiled floor.

Kitchen/Dining/Living: 9.36m x 7.37m  
Porcelain tiled floor, cream built in ground & eye level presses, recessed lights, french doors, marble fireplace, s.s. sink unit, integrated fridge/freezer, Normende dishwasher, Normende ceramic hob, Normende 2 no. electric ovens, extractor.

Utility Room:  
Built in ground and eye level presses, s.s. sink unit, porcelain tiled floor, Zanussi dryer, Hoover washing machine.

Bedroom 4: 3.75m x 3.35m  
Built-in wardrobes.

Bedroom 1: 5.55m x 4.65m  
Walk-in wardrobe.

En-Suite 1:  
Shower, w.c., w.h.b., porcelain tiled floor.

Hotpress:  
Shelved with immersion.

Bathroom  
Shower, bath with attachment, w.c., w.h.b., porcelain tiled floor.

Bedroom 2: 3.73m x 3.43m  
Built-in wardrobes.

En-Suite 2:  
Electric shower, w.c., w.h.b., porcelain tiled floor.

Bedroom 3: 4.75m x 3.43m  
Built-in wardrobes.

### OUTSIDE:

There is a gravel drive to front, gated side access on both sides and enclosed rear garden with outside tap.

### SERVICES:

Mains water, mains sewerage, electricity, oil fired central heating, broadband.

### INCLUSIONS:

TBC

### SOLICITOR:

Hayes Solicitors, 6 Lavery House, Dublin 2, Ireland

**BER:** B3

**BER NO:**

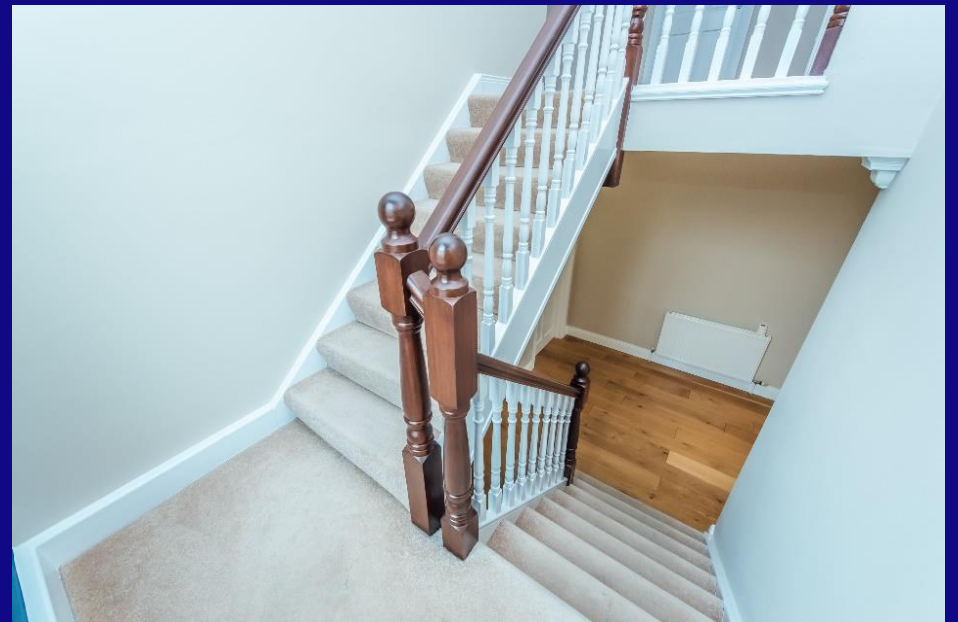
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