



EXCEPTIONAL 5 BEDROOM DETACHED RESIDENCE

5 Hawthorn Wood, Suncroft, The Curragh, Co. Kildare, R56 P235

GUIDE PRICE: € 550,000



PSRA Reg. No. 001536

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DESCRIPTION:

Hawthorn Wood is an exclusive development of only 24 detached homes situated in a nice quiet country setting adjacent to the charming village of Suncroft. Built approx. 17 years containing c. 3,000 sq.ft. of spacious light-filled family accommodation presented in excellent condition throughout. Approached by a gravel drive to front with gardens to front and rear mainly in lawn with trees, shrubs and wooden deck in south facing rear garden. The house has the benefit of sandstone facade, oil-fired central heating, double glazed windows, PVC fascia/soffits, 9 ft. ceilings downstairs, 2 stoves, 5 bedrooms and 4 bathrooms. On entering the house you are greeted by a magnificent entrance hall with double height ceiling and tiled floor leading on to a sitting room with wooden floor, bay window and fireplace with insert stove. Adjacent to the sitting room is the dining room with wooden floor. To the rear of the property is a large kitchen/dining/living area with fitted kitchen, island unit, fireplace with stove and double doors leading out to wooden deck and south facing rear garden. Off the kitchen there is a utility, also on the ground floor is a guest bedroom and shower room. Upstairs there is a spacious landing leading to 4 double bedrooms all with wooden floors with the benefit of 2 en-suites, family bathroom and main bedroom with walk-in wardrobe. This is a wonderful spacious family home in a small development which must be viewed to be appreciated. Situated in the village of Suncroft with primary school, church and shop. Surrounding towns of Newbridge, Kildare and Kilcullen are only a 10 minute drive offering excellent educational, recreational and shopping facilities with such retailers as Tesco, Dunnes Stores, Lidl, Aldi, Penneys, TK Maxx, Kildare Retail Outlets Village offering designer shopping at discounted prices and the Whitewater Shopping Centre with 75 retail outlets, food court and cinema. Commuters have the benefit of an excellent road and rail infrastructure with the M7 Motorway access at Junction 12 or 13 along with a regular commuter rail service from either Kildare or Newbridge stations direct to the City Centre either Grand Canal Dock or Heuston Station.

ACCOMMODATION:

Entrance Hall : 4.87m x 4.00m
With tiled floor, coving and recessed lights.

Sitting Room : 7.00m x 4.40m
Into bay window, solid wood floor, coving and feature fireplace.

Dining Room : 4.60m x 4.40m
With solid wood floor and coving.

Bedroom 5 / Office : 3.60m x 3.40m
With solid wood floor.

Shower Room : 1.67m x 3.60m
Porcelain tiled floor, w.c., w.h.b., shower.

Kitchen/Dining/Living : 9.37m x 6.25m
Porcelain tiled floor, marble fireplace with stove, solid wood built-in ground and eye level units, Rangemaster oven, island unit, recessed lights, french doors to south facing rear garden.

Utility Room :
With porcelain tiled floor, s.s. sink unit, plumbed, fitted presses, built-in presses.

Upstairs

Landing :
Spacious landing with velux windows.

Bedroom 1 : 5.14m x 4.38m
With walk-in wardrobe and wooden floor.

En-Suite 1 :
Porcelain tiled floor, w.c., w.h.b., double shower unit.

Bedroom 2 : 4.56m x 3.27m
With built-in wardrobe and wooden floor.

En-Suite 2 (Jack & Jill):
Porcelain tiled floor, w.c., w.h.b., electric shower.

Bedroom 3 : 4.54m x 3.00m With wooden floor.

Bedroom 4 : 3.71m x 3.67m With wooden floor.

Bathroom: w.c., w.h.b., bath, tiled floor.

FEATURES:

- * South facing rear garden with wooden deck
- * 5 bedrooms, 4 bathrooms
- * Exclusive development of 24 detached homes
- * 9 ft. ceilings downstairs
- * Small village environment
- * c. 3,000 sq.ft. of accommodation
- * Excellent road and rail infrastructure
- * Sandstone facade

OUTSIDE: Approached by a gravel drive with gardens to front and south facing to rear mainly in lawn with trees, shrubs, wooden deck, outside tap and metal garden shed.

SERVICES: Mains water, mains drainage, refuse collection and oil-fired central heating.

INCLUSIONS: Carpets, curtains, blinds, lights, Rangemaster.

SOLICITOR: Maher Broderick Sols., 6 The Courts, Newbridge, Co. Kildare.

BER: B2

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