

FOR SALE

BY PRIVATE TREATY

**Whitethorn Lodge
Blessington Demesne
Co. Wicklow**



**4 Bedroom Detached
c.199.sq.m. / 2,150sq.ft.**



Price: €495,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this exquisite four bedroom detached residence to the market sitting on a c. 0.5 acre site and offering c. 200 sq. m. of wonderfully proportioned living space. "Whitethorn Lodge" boasts an idyllic "lane way setting" situated amongst a handful of fine detached properties but yet is merely a stone's throw from Blessington Town Centre and all it has to offer. There is immediate access to the N81 providing direct access to Dublin and other major routes. The electronic gated entrance gives way to a lengthy tarmac driveway bounded by manicured gardens and picturesque mature planting. Living accommodation spans to c. 2,150 sq ft and on the ground floor you will find the entrance hallway, lounge, kitchen/dining room with utility room, extended rear sunroom, main family bathroom, cloak room and three double bedrooms. The attic space has been converted and off the first floor landing you will find a further storage room along with a feature master double bedroom complete with ensuite and walk-in wardrobe space. Originally built as a 4 bed property, two downstairs bedrooms were combined but in turn the much welcomed fourth bedroom is recouped in the spacious converted attic room. With such a versatile interior layout and enviable, extensive outside space; it is truly the ideal family home. Viewing highly advised.

FEATURES

- c. 2,150 sq. ft.
- BER C2
- Built c. 1998
- c. 0.5 acre site
- Clean condition throughout
- Mains water
- Septic tank
- Detached garage
- Oil fired central heating
- Solar panels
- Double glazed windows
- Extended rear sunroom
- Fitted kitchen with utility room
- Large fully tiled family bathroom
- Large attic conversion
- Separate store room to attic
- Feature master bedroom to attic with ensuite + walk in wardrobe
- Electronic gated front entrance
- Tarmac driveway



ACCOMMODATION

ENTRANCE HALL

L-shaped hallway with timber flooring, access to lounge, kitchen, bathroom, cloakroom, the three bedrooms and stairs to converted attic.

LOUNGE

16'0" x 13'1" (4.9m x 4m)

Timber flooring, bright bay window, featuring fireplace and access to kitchen/dining room.

KITCHEN/ DINING ROOM

24'9" x 11'1" (7.6m x 3.4m)

Fitted L-shaped kitchen, tiled floor and splashback, access to utility room, feature stove, and access to open sunroom.

BEDROOM 1

19'2" x 9'51" (5.8m x 2.9m)

Double bedroom to the front of the property, originally two bedrooms but wall removed to create a large room, laminate flooring and two bright windows.

BEDROOM 2

11'8" x 9'5" (3.6m x 2.9m)

Double bedroom located to the front of the property and carpet to floor.

BEDROOM 3

12'1" x 11'1" (3.7m x 3.4m)

Double bedroom located to the rear of the property, laminate flooring, built in wardrobes with access to ensuite.

BATHROOM

11'1" x 7'8" (3.4m x 2.4m)

Fully tiled bathroom, suite fitted with wc, whb and bath and shower attachment.

ATTIC CONVERSION

Converted attic space with private landing area, to one side is a separate storage room, to the other is a most generous room with ensuite facilities with walk in wardrobe space. This room measures 4.6 x 4.4m and would make a perfectly good fourth bedroom.

SUNROOM

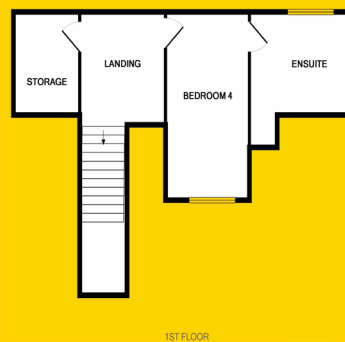
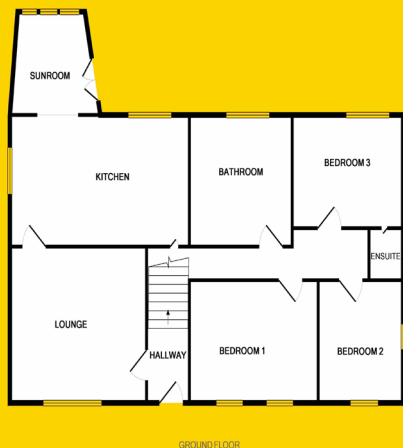
Laminate flooring, bright dual aspect room with a garden view.

OUTSIDE

Electronic gated entrance, sitting on c. 0.5 acres site, reattached garage, tarmac drive with ample parking space, large lawn with border hedges and mature trees.



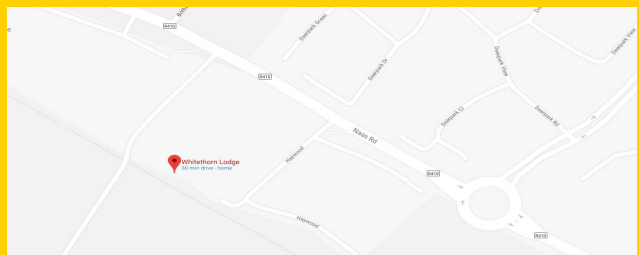
FLOOR PLANS



DIRECTIONS

If entering Blessington from Dublin, proceed through the village and turn right for Naas on R410. Take the fifth left turn and Whitethorn Lodge can be found on the left hand side.

LOCATION



VIEWING

Viewings are strictly by appointment only. We are available for viewings during the day, in the evenings and also at the weekend so we are always available at a time to suit you.

NEGOTIATOR

Ross McHugh and he can be contacted on 01 40 30 720 or 087 136 8084.

Alternatively you can send an email to ross@raycooke.ie and we will contact you.

MORTGAGES

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For further information or advice, please call:
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