




Residence On c. 1 Acre

 (045) 865 568

Eadestown Lodge | Eadestown | Naas |  www.jpmdoyle.ie
Co Kildare | W91 WR5V |

LOCATION:

Situated in one of Kildare`s most sought-after locations. Close to the villages of Eadestown & Rathmore in a most convenient position north of Naas & close to Kill, Johnstown & The N7. The village of Rathmore has National School & Funbugs Childcare. Secondary schools that service the area include `Newbridge College, Naas CBS, St. Marys Naas, Pipershill, Clongowes Wood College, The Kings Hospital & Rathcoole. There are super local sports clubs including Eadestown, Naas & Kill GAA Clubs, Naas Rugby Club, an embarrassment of riches in terms of Golf Clubs `Craddockstown, Naas, Palmerstown & The K Club to name a few. The area holds a strong connection with Horse Racing giving home to Punchestown Racecourse, Other Nearby Racecourses includes Naas & The Curragh. Dublin City Centre & Dublin Airport is c. 30 minutes` drive away.



DESCRIPTION:

Approached through concrete piers and cast-iron gates, Eadestown Lodge is a fine detached bungalow with winding cobble locked driveway in this most sought-after location. The house is deceptively spacious, and the layout is perfect for a growing family with plenty of light filled living space to complement its 5 bedrooms. The house extends to a generous c. 268 sq.mts /2,885 sq.ft. It was extended and upgraded but it owners some years ago and the open plan kitchen living dining room is the perfect spot to gather while the other three reception rooms give space to dine, read or relax. The master suite to the back of the house is the perfect place to retire in the evening with French doors and large picture windows overlooking the gardens, a large en-suite and walk in wardrobe. All bedrooms are in fact double rooms with two of the bedrooms being connected by a jack and jill en-suite. Outside the gardens are mainly In lawn and are easily tended to, scattered with mature trees and laurel hedging on the boundary. The external detached garage would make the perfect workshop/home office for today's modern way of living. **This home is sure to please and early viewing is recommended.**

ACCOMMODATION:

PORCH

ENTRANCE HALL

LIVING ROOM

5.77m x 4.87m

With Feature Fireplace with Dual aspect Stove & Inset lighting.





ACCOMMODATION:

KITCHEN	4.26m x 3.51m	Tiled Floor, Inset Lighting, Aga Cooker, Smart Fitted Kitchen Unit.
BREAKFAST ROOM	4.26m x 3.83m	Tiled Floor, Stove Fireplace
SITTING ROOM	4.33m x 3.00m	
REAR HALL		
GUEST W.C.	2.54m x 1.69m	Fully Tiled, W.C. & W.H.B.
DINING ROOM	6.70m x 3.84m	Feature Mahogany Fireplace with Tiled Inset, Built in Bookcase and Shelving, Inset Lighting.
UTILITY/ BOOT ROOM	5.82m x 3.09m	Tiled Floor, Modern Fitted Units & Inset Lighting
FAMILY BATHROOM	3.56m x 2.38m	Bath, W.C., W.H.B., Shower, Fully Tiled, Inset Lighting







BEDROOM 1 MASTER	4.89m x 3.57m	Large Picture Window, French Doors to Gardens, Fully Fitted, Shower, W.C., W.H.B., Fully Tiled.
DRESSING ROOM	2.25m x 1.76m	
EN-SUITE	2.32m x 1.72m	Shower, W.C., W.H.B., Fully Tiled
BEDROOM 2	3.59m x 3.23m	With Fitted Wardrobe.
BEDROOM 3	4.61m x 3.00m	With Fitted Wardrobe.
BATHROOM 2:	3.55m x 1.35m	Shower, W.C., W.H.B.
BEDROOM 4:	4.15m x 2.91m	Wooden Floor.
BEDROOM 5:	4.35m x 2.91m	With Fitted Wardrobes.









OUTSIDE / MAIN FEATURES:

- Large Detached Lofted Garage with ESB. 7.06m x 5.06m.
- Mature trees and shrewbbery.
- Boiler House
- Cobble lock Driveway.
- Rear Patio area.



SELLING AGENT:

J.P. & M. Doyle,
Main Street, Blessington, Co.
Wicklow.

Price Region:

€695,000

BER:

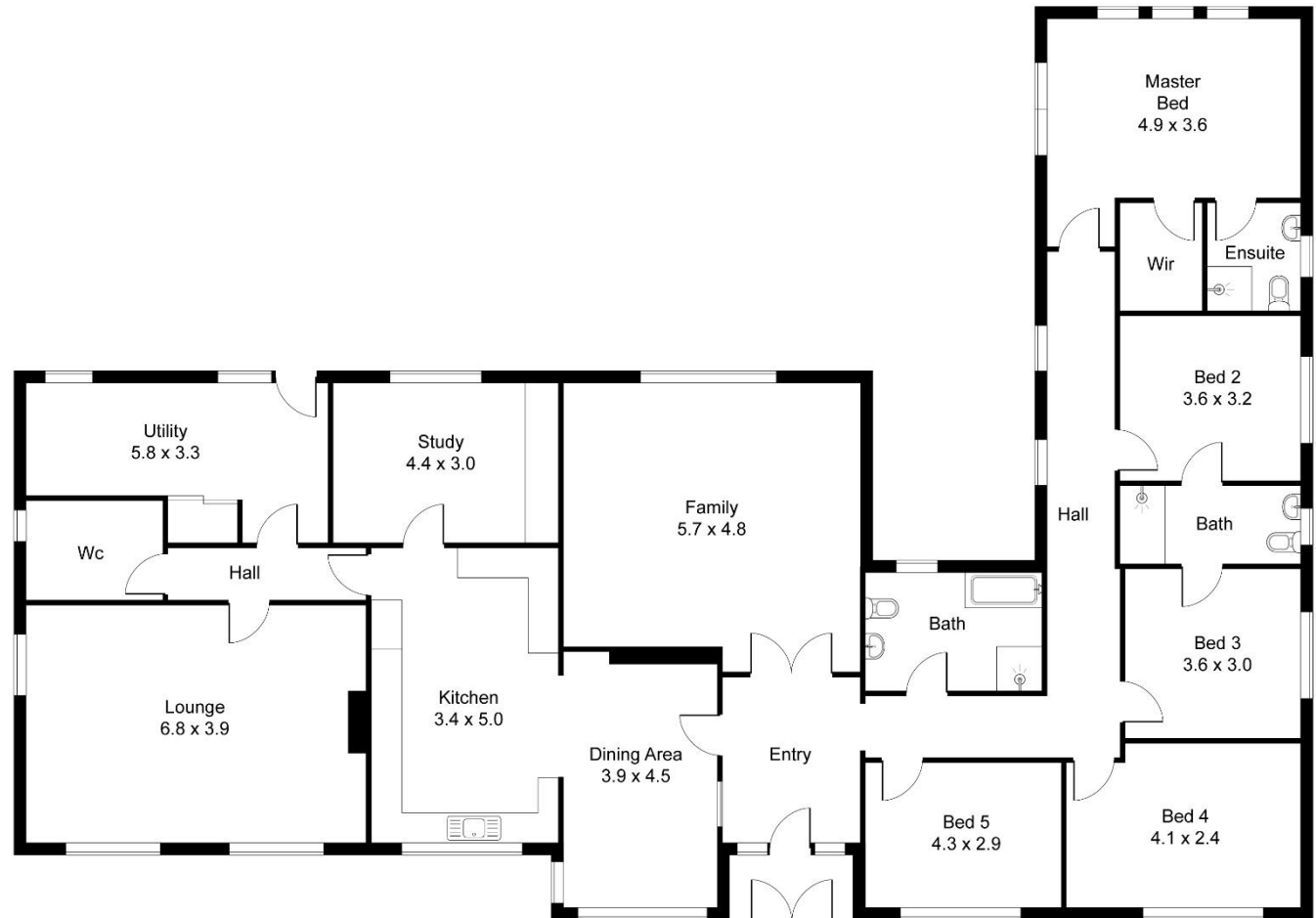
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SERVICES:

Water: Private Well. **Sewage:** Septic Tank. **Heating:** Oil Fired Central Heating. Alarm. Full Fibre Broadband Available.

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