



BER B2

Bluebell Knoll, Bluebell, Killashee, Naas, Co. Kildare, W91 K28F.

**Sherry
FitzGerald**
O'Reilly

***Bluebell Knoll,
Bluebell, Killashee,
Naas, Co. Kildare,
W91 K28F.***

***A beautifully appointed dormer
bungalow set on a large garden in
a much sought after area of Naas!***

€760,000

For Sale by Private Treaty

Viewing strictly by appointment

***Selling agents
Sherry FitzGerald O'Reilly***

***Phone 045 866466
info@sfor.ie***



Sherry FitzGerald O'Reilly are delighted to present Bluebell Knoll, a beautifully appointed dormer bungalow set on a large garden in a much sought after area of Naas. Bluebell Knoll boasts a light-filled, stylish interior featuring elegant reception rooms, perfect for relaxation and entertaining. The property offers four generous bedrooms, two of which are ensuite, offering ample space and comfort for all the family. This home has been lovingly cared for and extensively upgraded by the current owners. The upgrades include insulation to all outer walls, new high efficiency boiler, triple glazed windows and a new kitchen. The large rear garden in this home is a real treat, packed with so many different elements such as the topiary parterre, orchard and woodland retreat.

This lovely home is within walking distance to the centre of the bustling Naas town, with its renowned boutiques, fine restaurants and bars, theatre and leisure amenities. For those interested in racing, Punchestown and Naas racecourses are a short drive away. For the golfer, Craddockstown Golf Club is just a few minutes car journey. It is within five minutes walk to three primary schools and a secondary school, and beside Killashee House Hotel with its wonderful restaurant, café, gardens, leisure centre and spa.

The well-proportioned accommodation in this delightful home comprises – entrance hallway, sitting room, living room, kitchen, dining room, utility, guest wc, bedroom 1 (with en-suite). Upstairs – 3 double bedrooms (one with en-suite). Outside – 2 sheds.

Accommodation

Entrance Hall 5.93m x 2.57m (19'5" x 8'5"): The welcoming hallway is overlooked by the gallery landing above. It features a composite front door, oak floor, carpet runner to stairs and an understairs storage press.

Sitting Room 5.51m x 3.96m (18'1" x 13'): This is a spacious sitting room featuring a solid oak floor and a broad bay window overlooking the front garden. It is warmed by a 7.5kw solid fuel stove which is framed by a natural stone clad fireplace with an oak mantle and granite hearth.

Guest WC 2.1m x 0.78m (6'11" x 2'7"): The guest wc is fitted with a tile floor and splashback, wc and washbasin.

Living Room 4.08m x 3.9m (13'5" x 12'10"4): This is a lovely bright space with an oak laminate floor and shuttered French doors overlooking the back garden





Kitchen 6.72m x 4.9m (22'1" x 16'1"): The heart of this home, the spacious kitchen is filled with natural light, with French doors leading to the patio. The kitchen was redesigned in 2021 by Edenview Kitchens. It now features timeless shaker-style cabinetry paired with solid warm oak countertops and includes extras such as the spice drawers, a wine rack, and elegant display cabinets. The island houses a farmhouse style Belfast sink, integrated dishwasher and bins. In front of the island is a built-in banquette - the perfect spot for morning coffee overlooking the garden. Appliances included are the integrated fridge and freestanding cooker with ceramic hob.

Dining Room 3m x 3m (9'10" x 9'10"): Open to the kitchen, this is a wonderfully bright space of triple aspect, with the addition of Velux windows on the vaulted ceiling, and French doors to the patio outside.

Utility Room 2.35m x 1.65m (7'9" x 5'5"): A barn style door leads from the kitchen to the utility. It plumbed for a washing machine and dryer and fitted with storage cabinets and round ceramic Belfast sink, open shelving, freezer and uPvc back door.





Bedroom 1 3.95m x 3.88m (13' x 12'9"): Bedroom 1 is a generous double room to front, with a carpet floor and a walk-in wardrobe (1.82m x 0.97).

En-Suite 2.85m x 1.67m (9'4" x 5'6"): The en-suite is tiled to floor and surrounds and comprises a suite of wc, vanity unit and wet room style shower with pumped electric shower.

Upstairs

Landing With carpet floor and balcony overlooking the entrance hallway.

Bedroom 2 4.52m x 3.2m (14'10" x 10'6"): This is a roomy double to the rear of the house. It is of dual aspect, with fitted wardrobes and a carpet floor.

En-Suite 2.35 x 2m (2.35 x 6'7"): The en-suite is fully tiled, and fitted with wc, wash basin and shower unit with Mira Elite QT shower.

Bedroom 3 5.03m x 4m (16'6" x 13'1"): A spacious double room with dual aspect including a dormer window to front. It includes fitted wardrobes and a carpet floor.

Bedroom 4 4.52m x 4.41m (14'10" x 14'6"): Of dual aspect, this double bedroom is fitted with a carpet floor and built in wardrobes.

Family Bathroom 3.04 x 2.4m (3.04 x 7'10"): The family bathroom combines a quadrant shower unit with Mira Elite QT shower, wc and wash basin, with a ceramic tile floor and tile surrounds.







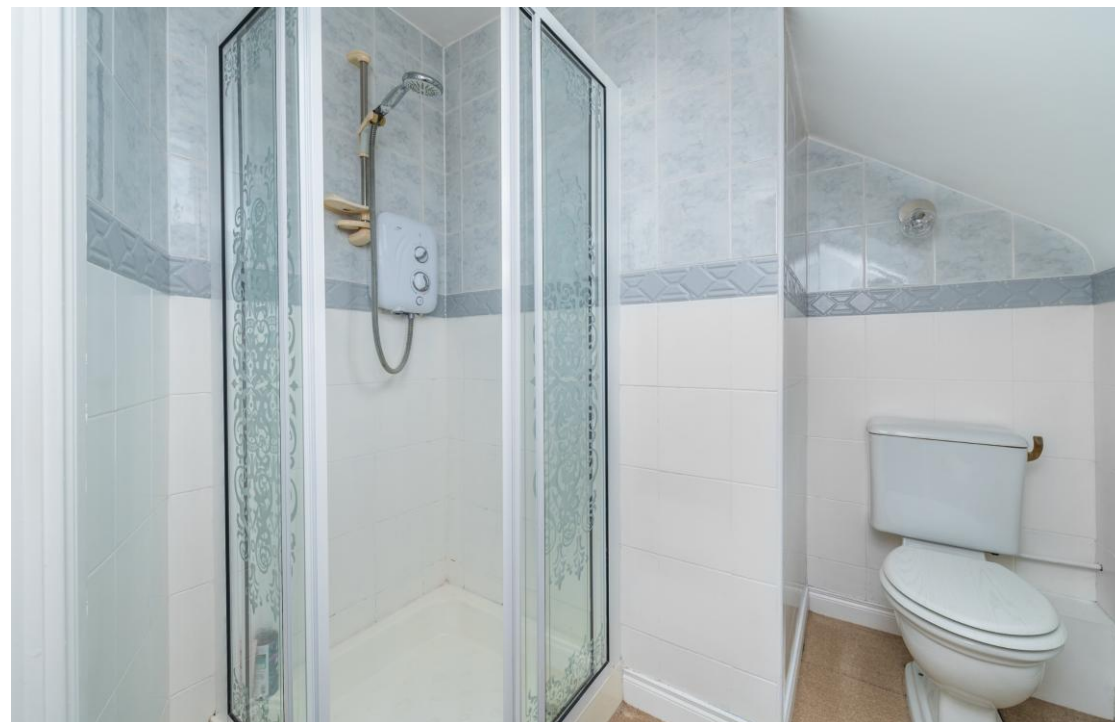
Special Features & Services

- Built in 1997.
- Extends to 189m² approximately.
- In excellent decorative order throughout.
- Lots of outdoor space for expansion (subject to planning permission).
- Triple glazed uPvc windows to front and side and double glazed to rear.
- Septic tank.
- Mains water.
- Composite front door.
- Fitted alarm system.
- All blinds, carpets, curtains, shutters and light fittings included.
- Almost all exterior walls fitted with Kingspan insulation blocks.
- All listed appliances included.
- Not overlooked to front or rear.
- New Grant Vortex Boiler and oil-fired central heating.
- Large private garden with south easterly aspect – with lawn, topiary, orchard and extensive planting of shrubs and trees.
- Gated gravel drive with generous parking.
- uPvc soffit and fascia.
- Plantation shutters in dining room and living room.
- 5-minute walk to three primary schools (including a Gaelscoil) and a secondary school.
- Short walk to Killashee House hotel, Gym and Spa.
- Close access to the bustling centre of Naas town with its vast array of shops, boutiques, bars, restaurants, theatre, hospital, racecourse, and excellent sporting facilities.
- Close access to M7/N7 and M9 junction.
- A 5-minute drive from the centre of Naas town with its array of restaurants, boutiques, theatre, cinema and many leisure and sporting facilities.
- A 15-minute drive to the commuter train in Sallins or Junction 9 of the M7 giving easy access to Dublin City Centre.

BER BER B2, BER No. 110232428

DIRECTIONS

From Naas town centre, take the Kilcullen Road. Pass Swans on the Green on your left. Drive straight through the next roundabout. Pass Broadfield View on your right. After the entrance to Killashee View on the left, you will see the gated entrance to Bluebell Knoll.



Outside This expansive, south-easterly facing rear garden has been beautifully landscaped with many captivating features. Just outside the French doors, a sunny cobblelock patio is the perfect spot for outdoor entertaining. Beyond the patio, the garden transitions into a parterre, with manicured boxwood hedges and gravel pathways. A striking copper beech hedge provides a boundary between this space and the lawn, where there are many beds of ornamental grasses and shrubs providing year-round colour. The rear of the garden offers two distinct areas. In one corner, a dedicated seating area, where in the spring the trees are surrounded by a carpet of bluebells. Opposite this sits a productive orchard, home to plum, and pear trees. There are two sheds, a steel shed (4m X 2.45m) and a corrugated iron shed, with original flagstone floor (6.2m x 3.2m). Electric sockets and outside taps.

To front, the gravel drive offers parking for many cars. It is surrounded by beds filled with a variety of shrubs, while on the right hand side, stone steps lead to a raised lawn with laurel hedges offering privacy.





CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. While care has been taken to ensure that information contained in Sherry FitzGerald publications is correct at the time of publication, changes in circumstances after the time of publication may impact on the accuracy of this. PSRA Registration No. 001057