



EXCEPTIONALLY SPACIOUS DETACHED 5 BEDROOM RESIDENCE



17 Hawthorn Wood, Suncroft, The Curragh, Co. Kildare R56 C993

GUIDE PRICE: € 585,000



PSRA Reg. No. 001536

FOR SALE BY PRIVATE TREATY

17 Hawthorn Wood, Suncroft, The
Curragh, Co. Kildare R56 C993

DESCRIPTION:

Hawthorn Wood is an exclusive development of 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.

Number 17 Hawthorn Wood is on an end site, adjacent to a large green area and is presented in superb condition throughout. It is exceptionally spacious, extending to circa 3,000 sq. ft. and benefits from 9 ft. ceilings, a private landscaped rear garden and a very high quality finish.

AMENITIES:

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

ACCOMMODATION:

Hallway 9.55m x 1.96m

With oak floor, coving and recessed lights.

Sitting Room 7m x 4.4m

Into bay window, oak floor, coving, polished sandstone fireplace.

Dining Room 4.76m x 4.4m

With oak floor and coving.

Bedroom 5/Office 6.25m x 2.78m

With oak floor.

Shower Room

Porcelain tiled floor, w.c., w.h.b., shower.

Kitchen/Dining/Living Area 9.37m x 6.25m

Porcelain tiled floor, polished sandstone fireplace, cream built-in ground and eye level units, integrated fridge freezer, integrated dishwasher, 2 electric ovens, 5 ring gas hob, island unit, recessed lights, French doors to rear.

Utility Room

With porcelain tiled floor, s.s. sink unit, plumbed, fitted presses.

UPSTAIRS

Bedroom 1 5.54m x 4.8m

With walk in wardrobe.

En-Suite 1

Porcelain tiled floor, w.c. w.h.b., shower

Bedroom 2 5.45m x 3.4m

With built in wardrobe.

En-Suite 2

Porcelain tiled floor, w.c., w.h.b., electric shower.

Bedroom 3 4.8m x 3.38m

With built in wardrobes.

Bedroom 4 4.66m x 3.74m

With built in wardrobes.

Bathroom

Porcelain tiled floor, w.c., w.h.b., bath with shower attachment.

Hotpress

Shelved with immersion.

FEATURES:

- * Private landscaped rear garden.
- * Finished to a very high standard.
- * Stone façade.
- * 9 ft. ceilings.
- * High spec. throughout.
- * Generously sized bedrooms.
- * 5 mins. Drive from M7/M9 Motorways.

OUTSIDE:

Gravel drive to front, private landscaped gardens, gated side access on both sides, adjacent to green area, Barna shed to rear.

SERVICES:

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

SOLICITOR:

Hayes Solicitors, Dublin 2.

INCLUSIONS:

Carpets, curtains, blinds, light fittings, 2 x Ovens, hob, extractor.

BER: B3

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