



**SUPERB 5 BEDROOM RESIDENCE WITH SOUTH FACING REAR GARDEN**

**7 Hawthorn Wood, Suncroft, The Curragh, Co. Kildare R56 AY15**

**GUIDE PRICE: € 550,000**

**BER B2**



**PSRA Reg. No. 001536**

## 7 Hawthorn Wood, Suncroft, Co. Kildare

### FEATURES:

- \* Oil-fired central heating
- \* Double glazed windows
- \* Gravel driveway
- \* Paved patio area
- \* South facing rear garden
- \* PVC fascia/soffits
- \* Stone facade
- \* Overlooking large green area
- \* Small development of 24 detached homes
- \* Alarm
- \* Built 2006
- \* Ring doorbell, ring camera
- \* Astro Turf rear garden
- \* 7kw Wallbox car charger

### 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. 18 years ago, 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 flower beds and south facing rear garden. The house has the benefit of sandstone facade, oil-fired central heating, double glazed windows, PVC fascia/soffits and 9 ft. ceilings downstairs, with 5 bedrooms and 4 bathrooms. On entering the property, you are greeted by a magnificent entrance hall with double height ceiling and tiled floor leading on to a sitting room with bay window and sandstone fireplace. To the rear of the property is a large kitchen/dining/living area with fitted kitchen, island unit, Rangemaster cooker and double doors leading out to a paved patio area with 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 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!

### ACCOMMODATION:

Hallway : 4.87m x 4.00m  
Tiled floor, coving, recessed lights.

Sitting Room : 7.00m x 4.40m  
Into bay window, coving, polished sandstone fireplace.

Living Room :  
Oak floor, coving, built-in presses and shelving.

Kitchen/Dining/Living : 9.37m x 6.25m  
Sandstone fireplace, tiled floor, french doors, recessed lights, cream built-in ground and eye level presses, sink, island unit, Neff integrated dishwasher, tiled surround, Belling cooker hood, Belling electric/gas cooker, integrated fridge, integrated freezer.

Utility Room :  
Tiled floor, plumbed, s.s. sink, built-in ground and eye level presses.

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

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

Bedroom 1 : 5.14m x 4.38m  
Walk-in wardrobe.

En-suite : Shower, w.c., w.h.b., tiled floor.

Bedroom 2 : 4.56m x 3.27m  
Built-in wardrobe.

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

Hotpress : Shelved with immersion.

Bedroom 3 : 4.54m x 3.00m  
Built-in wardrobe.

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

Bedroom 4 : 3.71m x 3.67m  
Built-in wardrobe.

### AMENITIES:

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.

### OUTSIDE:

Paved patio area, Barna shed, outside tap, flower beds.

### SERVICES:

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

### INCLUSIONS:

Cooker, dishwasher, fridge & freezer, hut, Ring system, car charger.

### SOLICITOR:

Parker Law | 9 Henrietta Street, Waterford.

### BER: B2

### CONTACT:

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