



## EDWARD AVENUE, LARNE OFFERS OVER £299,950

**SSTC**

Another property with the wow factor. Grand hallway & landing. Massive rooms-genuinely massive. Original features. Green park views. Just off The Roddens. Minutes walk to the Town Centre. Schools for all abilities from Nursery right through to Secondary on doorstep, Bus Stops and all local amenities

A recently renovated detached house with period features

Lounge

Family room

Dining Room

Kitchen

Downstairs WC

FIVE double Bedrooms

Bathroom with bath and separate shower

Front garden

Enclosed rear courtyard

Side garden

Driveway

Detached Garage

Renovated 2025 with new heating etc, an updated EPC is on the way to reflect these modern changes

A Beautiful historic property maintaining character yet recently very tastefully modernised to combine contemporary. Finished to an exceptional standard throughout.

Must be viewed.

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

### **Front Porch**

Tiled flooring. Double internal doors with original coloured glass panelling.

### **Entrance hall**

Luxury starts here. Spacious and grand entrance hall with herringbone flooring. This space only begins to set the tone for the rest of this home.

### **Lounge**

Great room. Continued herringbone flooring. Space for fireplace. Dual aspect windows.

### **Family Room**

another superb lounge - don't know which I prefer. Matching Herringbone flooring, another fireplace space and dual aspect but this time with a beautiful Bay window.

### **Dining**

Currently used as dining, this is an adaptable room. Suitable as a third reception / ground floor (sixth) bedroom/ open through to the kitchen ... unlimited options. Same Herringbone flooring continues. Window overlooks rear courtyard.

### **Kitchen**

Modern and well thought out functional kitchen. Excellent range of high and low level units. Hob, extraction and built in eye level oven. Superb bank unit incorporating integrated Fridge / Freezer with ample larder and storage units. Feature Centre island with breakfast sitting area, sink unit and electric points - a real thought out centre point in this space. Tiled flooring.

### **Utility**

Leading off from the kitchen the utility has matching units. Plumbed for washing machine and space for tumble dryer, plus plenty of storage cupboards. One and a half bowl sink and access to rear courtyard and beyond.

### **WC**

White suite comprising low flush WC and pedestal wash hand basin

### **FIRST FLOOR:**

#### **Landing**

One of the largest split level landings I have come across. The bathroom and a store room come at the beginning, then FIVE very generous bedrooms off the rest

#### **Bedroom 1**

w: 5.11m x l: 3.93m (w: 16' 9" x l: 12' 11")

Just look at the pics - what an outlook from that Bay window. Very large room.

Views over Dixon park. Herringbone flooring.

#### **Bedroom 2**

w: 5.28m x l: 4.35m (w: 17' 4" x l: 14' 3")

another fab double with park views. Laminate wood flooring

#### **Bedroom 3**

w: 3.82m x l: 3.45m (w: 12' 6" x l: 11' 4")

Great size double. Laminate wood flooring

#### **Bedroom 4**

w: 3.45m x l: 3.43m (w: 11' 4" x l: 11' 3")

#### **Bedroom 5**

w: 3.47m x l: 11.4m (w: 11' 5" x l: 37' 5")

### **Bathroom**

Great size. Modern white suite with feature free standing bath. Wall mounted sink unit with walnut vanity. Corner shower cubicle with thermostatically controlled shower and glazed shower doors. Floor to ceiling tiling.

### **Outside**

A very deceptive space. Leading from the utility there is an enclosed paved courtyard area. This has steel beams over and lends perfectly to taking it further to create a fab outdoor / indoor eating or entertaining space (or numerous alternatives, subject to statutory approvals)

To the side, leading from the driveway there is another enclosed side and rear garden area. Currently paved and leading to a garage this is a multi purpose very adaptable space.

Further information :

This residence is unique in location and stature.

It must be viewed to fully appreciate the accommodation offer

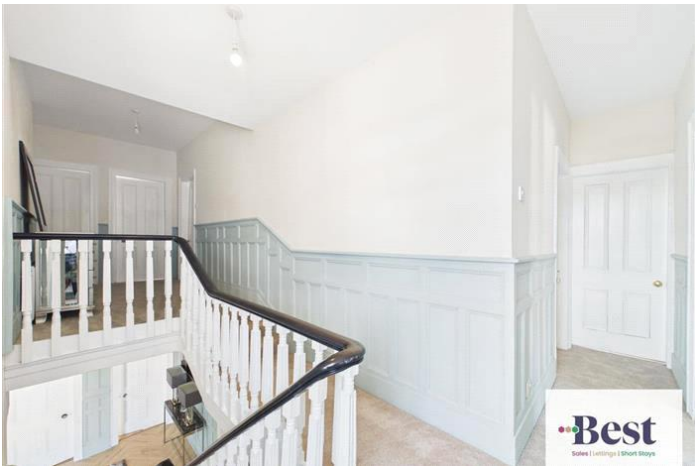
Overlooking the Dixon park its history tells of grandeur and elegance.

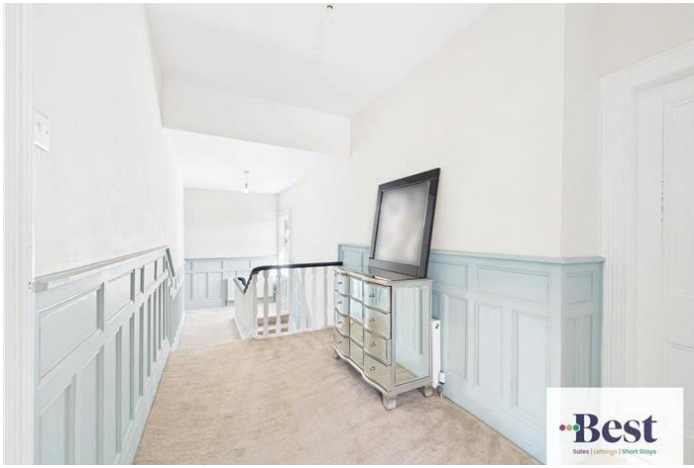
This is one of those truly unique, Town Centre opportunities which don't come up often. If they do they may require renovation. This property retains many original features while already being renovated to moderns standards. A unique find indeed.

Its location, just off The Roddens and its enclosed rear gardens allow detached privacy and seclusion, while still having neighbours close by and being minutes to all local amenities and travel links beyond.

PLEASE NOTE: We have not tested any appliances or systems at this property. Every effort has been taken to ensure the accuracy of the details provided and the measurements and information given are deemed to be accurate however all purchasers should carry out necessary checks as appropriate and instruct their own surveying/ legal representative prior to completion.













| Energy Efficiency Rating                                                                                                                                                         |         |           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-----------|
|                                                                                                                                                                                  | Current | Potential |
| Very energy efficient - lower running costs                                                                                                                                      |         |           |
| (92-)                                                                                                                                                                            | A       |           |
| (81-91)                                                                                                                                                                          | B       |           |
| (69-80)                                                                                                                                                                          | C       |           |
| (55-68)                                                                                                                                                                          | D       |           |
| (39-54)                                                                                                                                                                          | E       |           |
| (21-38)                                                                                                                                                                          | F       |           |
| (1-20)                                                                                                                                                                           | G       |           |
| Not energy efficient - higher running costs                                                                                                                                      |         |           |
| Northern Ireland                                                                                                                                                                 |         |           |
| EU Directive 2002/91/EC                                                                                                                                                          |         |           |
| The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be. |         |           |



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.