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4 Fir Grove Lane, Antrim, BT41 4PD

PRICE Offers Over £289,950

This is a superb opportunity for those with a growing family to purchase a beautifully presented four bedroom detached house occupying a generous site with generous garden to the rear together with brick Pavia driveway providing off street parking for three plus cars together with a large detached garage.

Ground floor accommodation comprises two well proportioned reception rooms and a recently fitted kitchen with full range of two tone 'Shaker' style high and low level units with quartz work surfaces and space for a range style cooker together with a convenient utility room.

Upstairs, the four well proportioned bedrooms are all capable of facilitating a double bed and associated storage, with the principal bedroom also benefiting from a modern ensuite shower room to compliment the modern luxury family bathroom suite that comes complete with a free standing bath and enclosed shower.

Only on full internal inspection can one properly appreciate the quality of this superb family home and the outdoor space to the rear garden which benefit from superb sun orientation and large detached garage.

Early viewing strongly recommended.

>Sales >New Homes >Commercial >Rentals >Mortgages

Antrim
12 Church Street
BT41 4BA
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Ballyclare
51 Main Street
BT39 9AA
Tel: (028) 9334 0726

Glengormley
9A Ballyclare Road
BT36 5EU
Tel: (028) 9083 0803

FEATURES

- Spacious double height entrance hall with fully tiled flooring / Staircase to first floor
- Open plan Living / Dining with feature glass fronted multi fuel stove / Open to
- Dining area with wood laminate flooring / Open square archway to;
- Recently fitted two tone 'Shaker' style kitchen with quartz work surfaces
- Space for range cooker / Separate utility plumbed for washing machine and with integrated fridge freezer
- First floor landing
- Four well proportioned bedrooms / Principal with ensuite shower room
- Bathroom with modern white suite to include a free standing panel bath with free standing feature tap and an enclosed shower
- Double glazed windows / Gas-fired central heating / Detached garage / Timber built Sauna is negotiable
- Brick Pavia drive to side with off-street parking for three plus cars / Fully enclosed garden to rear with excellent sun orientation

ACCOMMODATION

Brick Pavia driveway with space for multiple cars. Neat lawn. Wrought iron double gates leading to rear. Neat lawn. Wrought iron double gates leading to rear. Outside lighting.

ENTRANCE HALL
Composite double glaze door with sidelights, leading to a large and welcoming entrance hall. Feature decorative 'Victorian' style radiator. Understairs inset. Door to;

OPEN PLAN LIVING / DINING
Feature glass fronted multifuel stove with a decorative cast iron, surround and polished granite hearth. Twin wall lights. Wood laminate flooring. Double radiator. PVC double glazed 'French' patio doors to rear. Open to;

KITCHEN
11'4" x 8'9" (3.475 x 2.673)
Full range of two tone shaker style high and low level kitchen units with copper handles, contrasting quartz work surfaces and upstands. Integrated carousel cupboards. Integrated spice wrack. Over counter lighting. Single drainer stainless steel 'Franke' sink unit with copper mixer tap. Space for range cooker with quartz splashback. Integrated slimline dishwasher. Fully tiled flooring. Vertical radiator. Open to;

UTILITY ROOM
9'2" x 6'2" (2.801 x 1.882)
Range of matching kitchen units with copper handles, complimentary work surfaces and upstands. Single drainer, stainless steel sink unit with copper mixer tap. Integrated fridge freezer. Integrated gas combi boiler. Fully tiled flooring. Vertical radiator. PVC double glazed door to rear.

RECEPTION 2
12'8" x 11'0" (3.866 x 3.376)
Feature ingle, not glass fronted multifuel stove with polished tiled base. Fully tiled flooring. Double radiator.

FIRST FLOOR LANDING
Linen cupboard with shelving. Access to loft.

PRICIPAL BEDROOM
11'2" x 9'5" (3.423 x 2.875)
Wood laminate flooring. Single radiator.

ENSUITE
Luxury ensuite comprising a large wall-to-wall shower with 'Triton Opal electric' shower and partially glazed door. Wall mounted wash hand basin with chrome 'Monobloc' mixer tap and storage below. A low flush push button WC. Fully tiled walls and fully tiled flooring. Extractor fan. Gable window. Chrome towel radiator.

BEDROOM 2
12'8" x 11'2" (3.880 x 3.429)
Wood laminate flooring. Single radiator.

BEDROOM 3
11'1" x 8'9" (3.389 x 2.691)
Single radiator.

BEDROOM 4
11'3" x 7'10" (3.438 x 2.402)
Integrated customed bedroom storage furniture. Would laminate flooring. Single radiator.

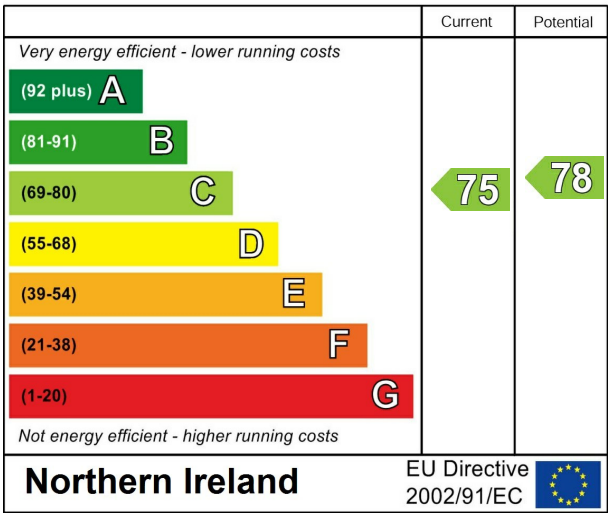
LUXURY BATHROOM SUITE
8'10" x 6'4" (2.706 x 1.944)
Luxury four piece sweet, comprising a freestanding bath with feature freestanding, chrome, mixer tap and shower attachment. A fully enclosed corner shower with drench, shower head.Secondary attachment and partially glazed door. A vanity washand basin with feature chrome monobloc mixer tap storage below and l d backlet bluetooth mirror with radio above. A low lush push button w c. Extraction fan. Complications composite flooring and fully tiled walls. Led down light. Victorian style designer towel radiator.

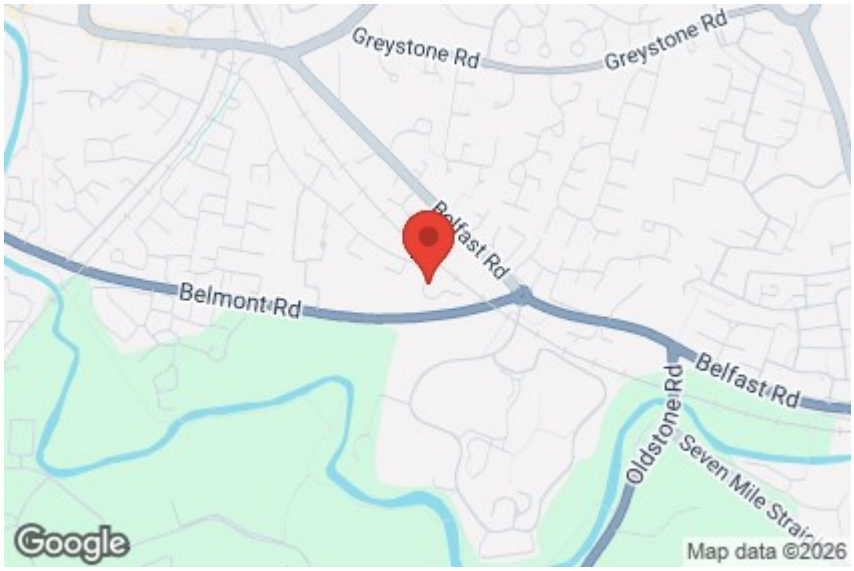
DETACHED GARAGE
A large detached garage with power and lighting and electric up and over door. Service door to the rear garden.

REAR GARDEN
Mostly enclosed rear garden, offering superb sun, orientation and privacy. Neat lawns. Well stocked shroberry boarders. Six foot timber fencing, and retaining wall to right hand side. Outside tap and outside lighting. Timber sauna can be negotiated.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;
Please note, none of the services or appliances have been tested at this property.
Please also be aware, property boundaries are an estimation and are to be confirmed via your solicitor.

Energy Efficiency Rating





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