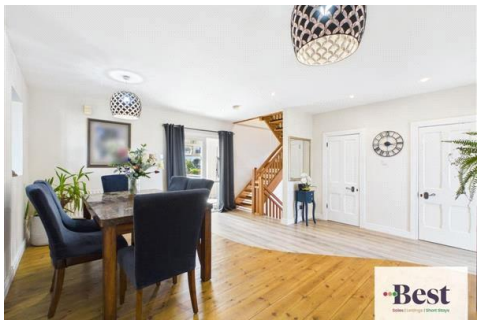
02828580400
enquiries@bestletsandsalesni.com









WHINFIELD, LARNE

SSTC

OIRO £299,950

When can I move in ? I have always loved this home. Located in an established/prestigious address. Ever changing views that just never get boring incorporating Industry, Town, Sea, Hills... the lot & combined with adaptable split level accommodation. Easy access to the Coast and all local amenities.

Detached Split Level Property
Currently presented as Three Bedroom, Three reception plus a first floor games room / office and Integral garage.
Adaptable accommodation to suit many needs with outstanding views in all directions.
Ample storage throughout.
Lounge
Family Room
Dining
Kitchen
Utility
Ground Floor WC
Three bedrooms
(Master ensuite with Wardrobe and Balcony)
Family Bathroom
First floor (full length) currently used as games room / office space
Large Integral Garage
Landscaped gardens
PVC windows and doors
Recently installed combi boiler (approx 6 months)
Sought after location.
Local schools and amenities are minutes from here.
Easy access to Coastal routes and transport links in all directions

Electricity supply: Mains
Heating: Oil
Water supply: Mains

Ground Floor

Front Porch
PVC white door and floor to ceiling windows make this a lovely bright entrance porch. Grey laminate wood flooring opening to:

Reception Hall / Dining
Beautiful open plan reception hallway with raised area for Dining. Excellent modern space - perfect for entertaining and linking all other areas of this fabulous home. Raised oak flooring.

WC
White suite comprising of low flush WC and wall mounted sink unit with vanity. Part tiled walls. Tiled flooring

Lounge
Such a bright room with dual aspect windows giving panoramic views in all directions. Elevated entire Town views and also right across the lough toward Scotland. A very well presented room with a media style feature wall incorporating an electric fire inset. Grey laminate flooring and recessed lighting.

Kitchen
Excellent range of high and low level units with contrasting laminate work surfaces. Spaces for range style cooker, American Fridge Freezer and dishwasher. Canopy Extractor Fan. Dual stainless steel sink set in the corner to maximise the views in all directions (would almost make doing dishes enjoyable ... ALMOST !). Part tiled walls. Tiled flooring. Recessed lighting

Utility
Lots of extra high and low level units in here with plenty of work top. Stainless Steel sink. Space for appliances. Door to rear / side garden and door to garage.

Family Room
Dual aspect windows again in this room. This is such a unique feature carrying throughout all reception rooms - to get the benefit of such picturesque and varying views from one room, let alone several, is truly special

Basement Level

Master bedroom
Lovely large room with feature alcove and a full length window and door leading to its own balcony. This decked veranda provides a romantic and tranquil extension of the bedroom benefiting from the unique views in all directions. A great space to chill, read, unwind. There are even steps to lead you down to the garden.

The room has a walk in wardrobe storage area leading to its ensuite.

En-suite
This is a full bathroom - White suite comprising low flush WC, Wash hand basin, panelled bath with Thermostatically controlled shower over and a glass shower screen. Fully tiled walls and tiled flooring.

Bedroom 2
A very large double with built in storage cupboards. Dual aspect windows. Laminate wood flooring

Bedroom 3
A third very generous double. Sea views right to Scotland from this one again. Built in storage. Laminate wood flooring

Bathroom
Modern white suite comprising low flush WC, wall mounted vanity sink unit, panelled bath and separate shower cubicle. Tiled splashbacks and wood effect flooring.

FIRST FLOOR:

Games Room / Office
Staircase leads to a first floor the length of the entire property. The current owners use this as a home office and a games / bar room.
This is very adaptable accommodation and, subject to necessary approvals, offers lots of flexibility for future owners to use as meets their own needs. A fabulous asset in an already generous home.

Integral Garage
Very large space. Ample parking for a car plus into an L shape for additional storage / utilities. Oil Boiler. More very adaptable sq feet.

Outside
Front Garden
Laid in lawn bordered by plants and shrubs. Sweeping Tarmac driveway leading to Integral Garage and ample parking area

Rear Garden
A Tiered and landscaped space offering options for all the family.
Stepped beds to grow and plant with plenty of bark areas for easy maintenance. Flat lawn for kids to enjoy and an established and well maintained decked seating area for outside eating and entertaining.

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.



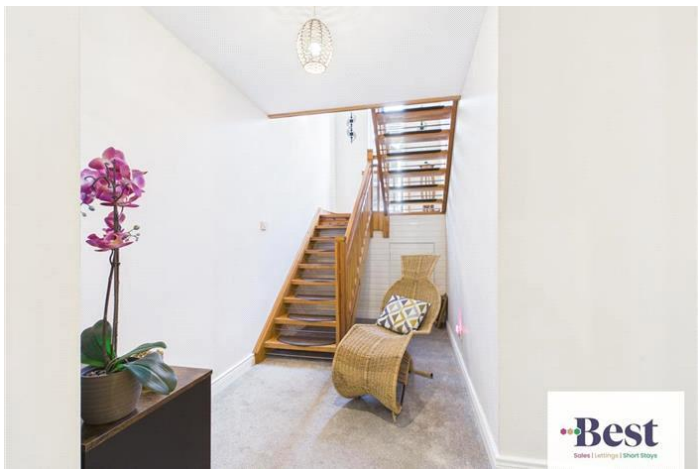














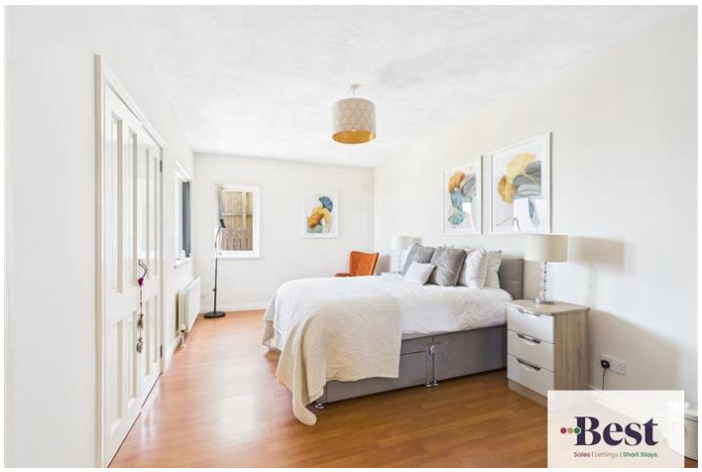


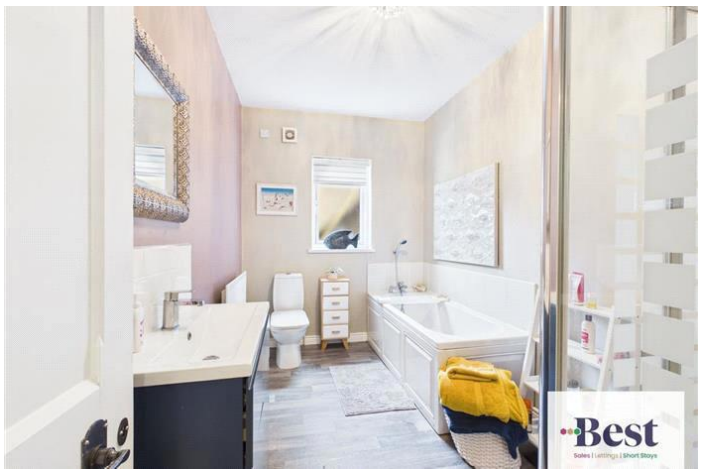


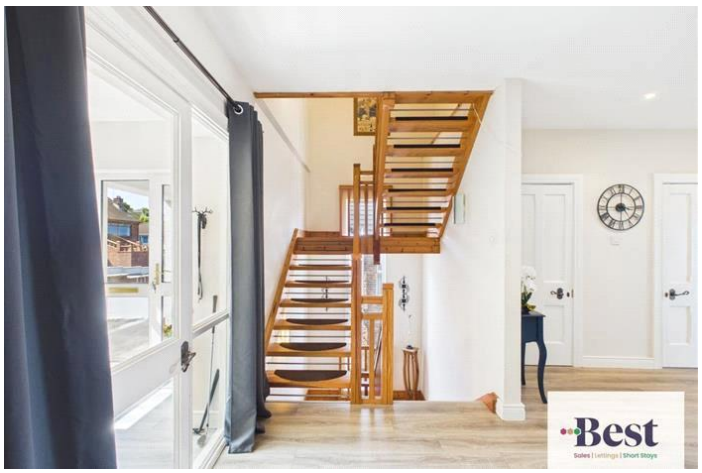












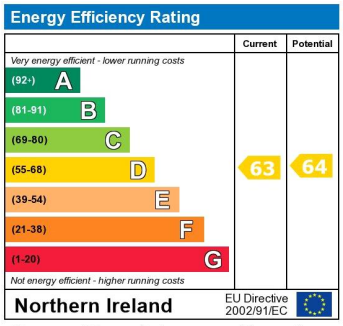












The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.