info@country-estates.com www.country-estates.com

(Site 2), 80B Nutts Corner Road, Nutts Corner, Crumlin, BT29 4SJ

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We are delighted to market this luxurious new-build detached property extending to circa 2,485 sq. ft. (including garage) on a generous semi-rural site. Perfectly layout for a growing family, it is ideally located close to the Nutts Corner Roundabout for seamless commuting to Belfast, Lisburn, Crumlin, and the International Airport. Inside, a striking double-height entrance hall with a gallery landing leads to a magnificent open-plan kitchen, family, and dining hub. This space features premium shaker units, Marble work surfaces, a central island, and high-end integrated appliances, with french doors opening to an extensive paved patio. A separate formal living room, fitted utility with bespoke boot room storage, and a ground-floor W/C provide excellent daily practicality.

The home offers five exceptional bedrooms, including a future-proofed ground-floor guest room with a private ensuite. The first floor hosts a luxury principal suite complete with a walk-in wardrobe and ensuite, alongside a deluxe main bathroom featuring a contemporary freestanding bath. Externally, the property is accessed via contemporary electric gates leading to an extensive private tarmac driveway and a large detached garage. The surrounding grounds feature topsoiled and sown lawns bordered by mature laurel hedging, offering a superb opportunity to secure a high-specification family home.

- A luxurious, high-specification detached property extending to circa 2,485 sq. ft. (including garage).
- Spacious double-height entrance hall with staircase to first floor gallery landing and dark walnut Herringbone laminate floor
- Two generous reception rooms including a separate formal living room and a family room with triple-glazed French doors to the patio
- Open plan large kitchen featuring a center island, Shaker style units with Marble work surfaces, and leading into informal dining
- Integrated appliances including two electric eye-level ovens, four-ring electric hob, dishwasher, pantry cupboard, and space for American style fridge freezer
- Utility room with high and low level Shaker style units, bespoke boot room storage, space for washing machine, and ground floor W/C
- Five exceptional bedrooms, two of which feature ensuite shower rooms, including a first floor principal bedroom with walk-in wardrobe
- Luxury four piece family bathroom comprising a free standing bath, floating vanity with countertop vessel sink, and separate shower
- Generous detached garage 21'2" x 14'8" with roller shutter door, boiler, power, lighting, and PVC side door access
- Large semi-rural site accessed via feature contemporary electric gates with a substantial tarmac driveway and fully paved patio area

ACCOMMODATION

Composite entrance door with triple glazed inset side screens into spacious hall 21.7 x 14.9 and over light to:

DOUBLE HEIGHT ENTRANCE HALL
20'10 x 7'10
Stair case to first floor gallery landing. Dark walnut Herringbone laminate floor. Stair well to first floor.

CLOAK STORAGE
(with manifolds for under floor heating). Meter cupboard.

LIVING ROOM
14'11" x 12'11"
Laminate Herringbone Floor. Feature window. Multi media port.

KITCHEN INTO INFORMAL DINING
25'4 x 26'1
Equipped with a comprehensive range of high and low level Shaker style units finished in Dove grey, Marble work surfaces with matching up stands. Comprising a range of integrated appliances, including a four ring electric hob with overhead extractor fan. Two electric eye level ovens, dish washer, pantry style cupboard. American fridge freezer. Center island with navy Shaker style units below. Inlaid double drainer sink unit with swan neck mixer tap. Tiled floor. Under cabinet lighting. Double glazed patio doors onto rear garden patio.

FAMILY ROOM
13'11" x 11'11"
Dual aspect windows. PVC triple glazed French doors and matching sidelights to extensive fully paved patio. Low voltage downlights.

UTILITY
9'5 x 9'4
Equipped with a range of high and low level "Shaker" style units finished in dove grey. Matching bespoke boot room style storage unit, space for washing machine. Inlaid single drainer sink unit with Swann neck mixer tap. Contrasting work surfaces with matching up stands. Tiled floor. Composite back door.

GROUND FLOOR W/C
9'6 x 3'2
Comprising push button WC vanity unit with mixer tap. Tiled floor. Extractor fan.

BEDROOM 4
19'0" x 11'11"
(max) High level TV point. Low voltage down lights. Laminate Herringbone floor.

ENSUITE
10'0" x 4'11"
Push button w.c, white gloss floating fixed vanity unit with mixer tap, spacious shower enclosure with thermostatically controlled rainfall shower above, fixed glass shower screen. Polished chrome heated towel rail. Low voltage downlights. Extractor fan.

BEDROOM 5
13'6 x 9.7
Herringbone laminate floor. Dual aspect windows. Low level TV point. Full depth windows. Spot lights.

FIRST FLOOR GALLERY LANDING
13'4 x 7'9
Storage cupboard. Access to loft.

PRINCIPAL BEDROOM
14'8 x 15'6
Double radiator. Spot lights.

WALK IN WARDROBE
7'5 x 6'2
Double radiator.

ENSUITE
9'0" x 8'0"
Comprising push button WC floating fixed vanity with mixer tap. Chrome heated towel rail. Large shower enclosure with thermostatically controlled rainfall shower above. PVC panelled walls. Extractor fan. Low voltage spot lights. Chrome heated towel rail.

BEDROOM 2
16'8 x 15'6
at widest points. Laminate floor. One double radiator. Spot lights. Dual aspect window.

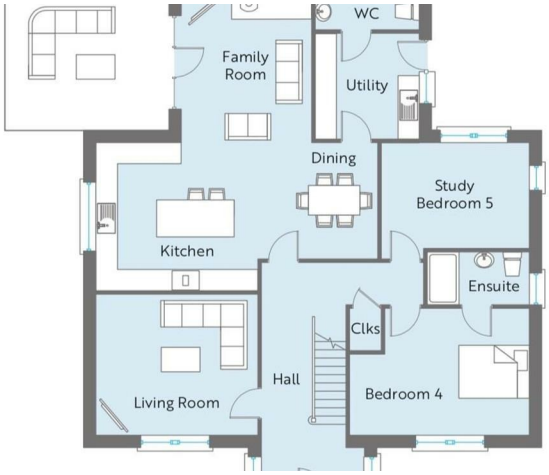
BEDROOM 3
16'6" x 15'0
Laminate floor. "Fakroo" window. Access to eves storage. Spot lights.

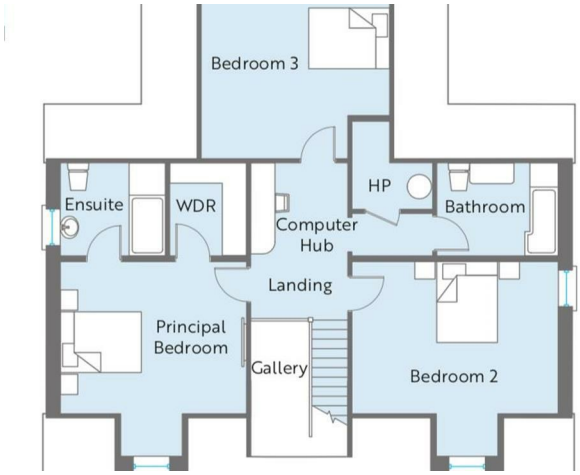
BATHROOM
10'5 x 7'5
Comprising push button WC. Floating vanity unit with countertop vessel sink and mixer tap. Free standing bath with mixer taps. Partially tiled walls. Tiled floor. Chrome heated towel radiator. "Fekro" window.

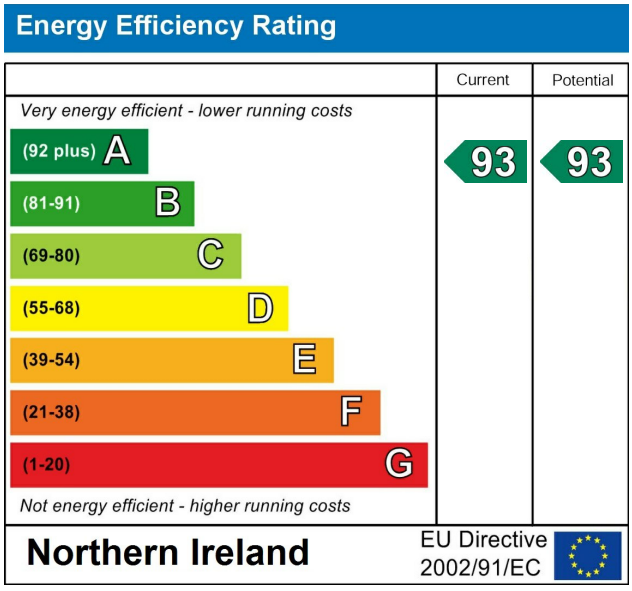
DETACHED GARAGE
21'2 x 14'8
Roller shutter door. Boiler. PVC door with double glazed inset and windows.

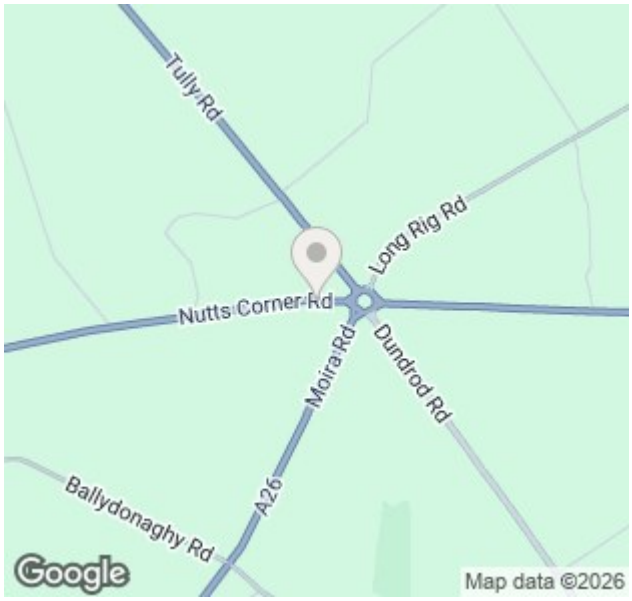
OUTSIDE
Shared tarmac entrance with access via feature contemporary style electric gates to private tarmac driveway. Tarmac drive to front, side and rear with access to detached garage. Gardens to front and rear topsoiled and sown out. Extensive paved patio area. Mature laurel hedge plants. Outside tap and lights.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASER'S;
Please note, none of the services or appliances have been tested in this property.









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