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# 82 The Meadows, Randalstown, Antrim, BT41 2JB

## PRICE Offers Over £294,950

We are delighted to offer an exceptionally rare opportunity to purchase this beautifully presented four bedroom detached family home positioned within the highly regarded Meadows development in Randalstown. This impressive property offers generous and versatile accommodation finished to an excellent standard throughout, including solid oak staircase, internal doors, architraves and skirting boards, creating a quality and timeless finish.

The accommodation includes three reception areas, a superb open plan kitchen with informal dining and sunroom, luxury fitted kitchen units with extensive integrated appliances, a ground floor bedroom/home office, spacious bedrooms, principal bedroom with en suite and beautifully landscaped gardens enjoying privacy and countryside views with a large garden shed for external storage. With its high-quality fixtures, spacious layout and desirable location, this home is ideally suited to modern family living.

Early viewing is strongly recommended.

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# FEATURES

- Exceptional four bedroom detached family home within the sought-after Meadows development, Randalstown
- High-quality internal finish featuring solid oak internal doors, architraves and skirting boards throughout
- Spacious open plan kitchen with informal dining area and large centre island
- Extensive range of integrated appliances including double ovens, gas hob, dishwasher and wine fridge
- Beautiful sunroom enjoying views towards the private rear garden
- Two reception areas offering excellent versatility for family living
- Feature inglenook fireplace with impressive 9kW glass-fronted multifuel stove
- Luxury principal bedroom with integrated storage and en suite shower room
- Private rear garden with paved patio, mature landscaping and countryside views
- Convenient location close to Randalstown village, local schools, amenities and transport links

# ACCOMMODATION

**ENTRANCE HALL**
Hardwood entrance door with sidelights leading to a welcoming entrance hall with open tread staircase to first floor with moulded handrail and turned balustrading. Wood laminate flooring. Single radiator.

**RECEPTION ROOM / GROUND FLOOR BEDROOM**
19'1" x 9'6" (5.841m x 2.913m)
Wood laminate flooring. Double radiator.

**FAMILY ROOM**
14'11" x 13'1" (4.548m x 3.998m)
Feature inglenook fireplace housing a 9kW glass-fronted multifuel stove with tiled backing, polished granite surround and hearth. Wood laminate flooring. Double radiator. Bevelled glass panel double doors leading to:

**KITCHEN WITH INFORMAL DINING**
19'10" x 10'2" (6.049m x 3.122m)
Full range of double Shaker style cream high and low level kitchen units with contrasting butcher block style work surfaces and complementary splashback tiling. Large kitchen island incorporating additional storage, integrated wine fridge, breakfast bar style seating and low-level feature lighting. One and a quarter bowl stainless steel sink unit with chrome mixer tap. Integrated appliances include a five-ring gas hob with stainless steel and glass overhead extractor, two mid-level double ovens and grills, display cabinets and dishwasher. Polished porcelain tiled flooring. Low voltage downlighting. Vertical radiator. Open plan access to:

**SUNROOM**
13'0" x 12'5" (3.970m x 3.800m)
Polished porcelain tiled flooring. Enjoying views towards the rear garden. Low voltage downlighting. Two double radiators.

## UTILITY ROOM
10'3" x 10'5" (at max) (3.131m x 3.188m (at max))
Full range of white country style high and low level units with contrasting work surfaces and bevelled black subway style splashback tiling. Single drainer stainless steel sink unit with chrome mixer tap. Integrated wine storage. Space for washing machine, tumble dryer and fridge freezer. Extractor fan. Polished porcelain tiled flooring. Double radiator. PVC double glazed door with sidelight to rear.

## GROUND FLOOR WC
Modern white suite comprising a half pedestal wash hand basin with chrome monobloc mixer tap and low flush push button WC. Fully tiled flooring and walls. Low voltage downlighting. Extractor fan.

## FIRST FLOOR LANDING
Wood laminate flooring. Velux skylight. Hot press with insulated copper cylinder and shelving.

## PRINCIPAL BEDROOM
13'3" x 11'6" (at max) (4.044m x 3.521m (at max))
Range of integrated bedroom storage comprising cupboards, bedside units and wardrobes. Views towards the surrounding countryside to the rear. Single radiator. Sliding oak door leading to:

## ENSUITE SHOWER ROOM
Modern white suite comprising a waterfall enclosed shower with Aqualisa electric shower, fully tiled splashback and glazed door. Half pedestal wash hand basin with chrome monobloc mixer tap and LED touch-lit mirror above. Low flush push button WC. Fully tiled flooring and walls. Low voltage downlighting. Extractor fan. Chrome heated towel rail.

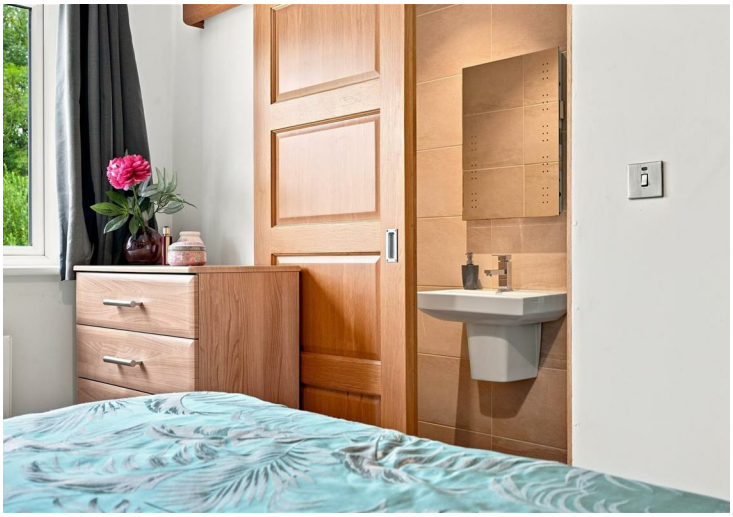
## BEDROOM 2
12'0" x 11'6" (3.671m x 3.525m)
Integrated bedroom storage with sliding mirrored doors. Single radiator.

## BEDROOM 3
8'6" x 9'4" (at max) (2.596m x 2.851m (at max))
Integrated bedroom storage with sliding mirrored doors. Over stairs storage cupboard. Single radiator.

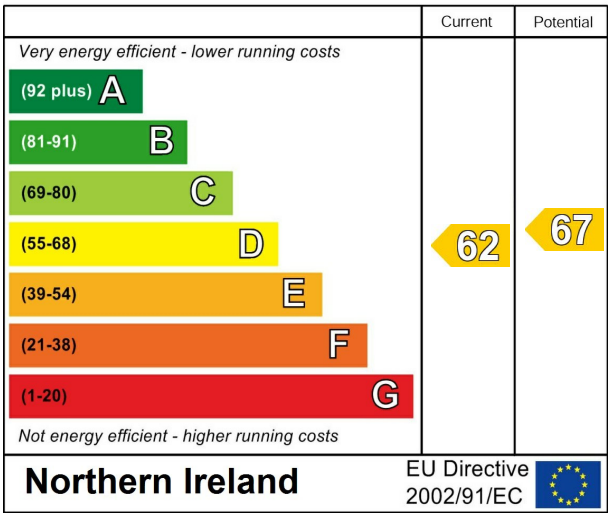
## FAMILY SHOWER ROOM
6'5" x 6'6" (1.971m x 1.999m)
Modern white suite comprising a large walk-in shower with drench shower head, secondary shower attachment and glazed screen. Vanity wash hand basin with feature chrome monobloc mixer tap, storage below and LED touch-lit mirror above. Low flush push button WC. Fully tiled flooring and walls. Low voltage downlighting. Extractor fan. Chrome heated towel rail.

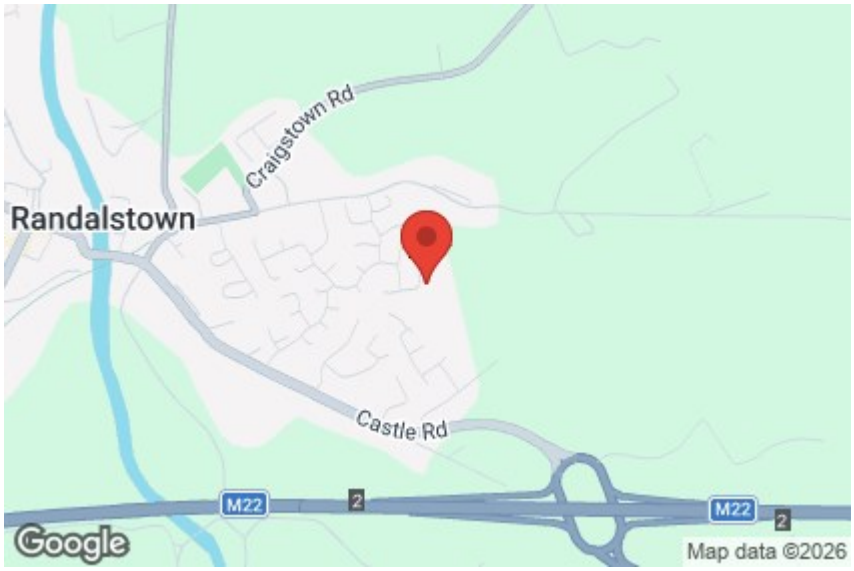
## OUTSIDE
Fully enclosed rear garden offering superb privacy, excellent sun orientation and views towards the surrounding countryside. Large paved patio area, neat lawns, mature hedging and trees, raised flower beds, outside lighting and outside tap.
The property further benefits from quality external finishes including PVC double glazed windows and PVC soffits and fascia boards.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;
Please note, none of the services or appliances have been tested at this property.



## Energy Efficiency Rating





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