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CROFT MANOR, LARNE
OIRO £349,950

On first approach this looks like a regular Chalet house style..... Sooo deceptive. Benefiting from a double storey extension, this has an outstanding and beautifully presented family space on the ground floor and has two large bedrooms added to the first floor, making this a five bed detached house

Extended Detached House
Beautifully presented throughout
Lounge
Kitchen / Dining / Family Rooms
Downstairs WC
Large Master Bedroom en suite
Four further Bedrooms
Family Bathroom
Oil heating
Detached Garage
Enclosed rear garden
Large front garden with a generous driveway
Parking for numerous cars
EV charging point
Highly sought after location
Located in the heart of Ballygally community with easy transport links in all directions.
Minutes from Cairncastle School, Ballygally Beach, Ballygally Castle hotel, shop and bus stops - early viewing is highly recommended.

Parking options: Driveway, EV Charging, Garage
Garden details: Enclosed Garden, Front Garden, Private Garden, Rear Garden
Electricity supply: Mains
Heating: Oil
Water supply: Mains

Ground Floor

Entrance hall
attractive entrance hall with laminate wood flooring and ample under stairs space.

WC
Cloaks space leading to downstairs WC

Lounge
Lovely bright and spacious lounge. Feature fireplace with wood burner. Large front window and a door leading to the Dining Room . This is just the start of where this family layout flows from room to room yet gives zoned individual spaces too.

Kitchen / Dining / Living
The 'name' of this space doesn't do it justice.
A large kitchen links the dining room and the extensive additional living area.

The kitchen itself is very generous featuring a modern range of high and low level units and laminate work surfaces.
It benefits from a fabulous centre island with pot drawers and cupboards and in another prep area it has deep worktops and a dropped breakfast / seating bar.

There are ample storage cupboards, lots of work top space, hob, oven, extraction, dishwasher and built in larder fridge.

It just resonates Heart of the home and communal family enjoyment.

Open then onto a formal dining room with walnut wood flooring

and stepping down to the extension to give the wow factor and enjoy indoor to outdoor living.

The open plan living is fully glazed to the rear garden and benefits from a multi fuel stove.

Utility
Matching units and worktops in the utility,sink, plumbed for washing machine and space for dryer.

FIRST FLOOR:

Landing
Extended landing leading to two additional bedrooms from the original build. Storage cupboard. Access to Attic

Master bedroom
Large bedroom with laminate wood flooring

En-suite
White suite comprising low flush WC, pedestal wash hand basin and a shower cubicle (currently no shower).
A very generous sized ensuite with tiled flooring

Bedroom 2
Laminate wood flooring and built in storage

Bedroom 3
Laminate wood flooring and built in storage

Bedroom 4

Laminate wood flooring

Bedroom 5
Laminate wood flooring

Bathroom
Beautiful bathroom with feature bath and a separate shower cubicle with fitted electric shower. Wood effect flooring.

Garage
A good size detached garage with a roller shutter door, light and power.

Outside
Fabulous space all around this deceptive site.

The front and side garden is laid in lawn and bordered with plants trees and shrubs.
There is a long driveway leading to the garage which also curves to the front of the property providing parking for numerous vehicles and an EV charge point.

To the rear, a fully enclosed outdoor living area has been created. Landscaped with paved and stoned areas for low maintenance this is a perfect spot to relax or entertain.

Houses in this area can often have the space to extend or some come to market ready for significant modernisation and upheavel. The fact that this one has such an extension already added, at a time of incredibly high building costs, means this should appeal to many busy growing families wishing to stay or re locate to Ballygally.

Don't just take our word for it - contact the office to arrange to view

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.

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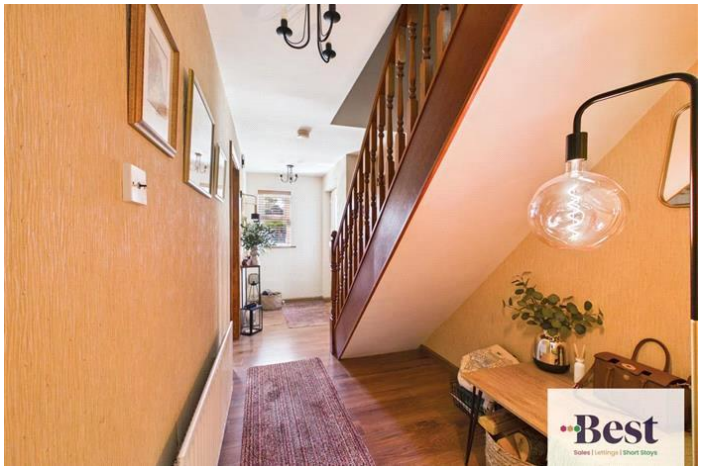
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