

12 Oakwood, Antrim, BT41 2FE



PRICE Offers Over £289,950

Occupying a superb site in the sought after Oakwood development, Antrim, this delightful four-bedroom detached house offers a perfect blend of comfort and modern living. Spanning an impressive 1,464 square feet, the property is situated on a generous corner site, providing ample space for both relaxation and entertainment.

Upon entering, you are welcomed into a spacious entrance hall with access to generous lounge that boasts a feature fireplace, complete with an inset cast iron stove, creating a warm and inviting atmosphere. The heart of the home is undoubtedly the contemporary kitchen opening onto a dining area with snug style living room beyond. Fitted with a full range of stylish mid-grey high gloss units the kitchen comes equipped with an integrated oven, hob, dishwasher, fridge, and freezer, making it a dream for any culinary enthusiast.

The property features four well-proportioned bedrooms, including a principal suite that benefits from its own ensuite shower room. The luxury bathroom is designed with a modern white suite, featuring a double-ended bath and a large format shower cubicle, ensuring a touch of elegance and comfort.

Outside, the low-maintenance site with a mostly paved garden to the rear is complemented by some artificial lawn for a touch of greenery without the upkeep. Additionally, there is tarmac off-street parking available for two vehicles, providing convenience for residents and guests alike.

This home is ideal for families or anyone seeking a spacious and stylish living environment in a desirable location. With its modern amenities and thoughtful design, this property is not to be missed.

Early viewing strongly recommended.

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FEATURES

- Entrance hall with fully tiled floor / Staircase to first floor with understair storage / Ground floor W/C with modern white suite
- Lounge 20'9 x 11'9 with open hole-in-the-wall style fireplace with inset cast iron fire and polished granite hearth / Dual aspect windows
- Kitchen with informal dining / Full range of mid-grey high gloss contemporary style units and quartz worktops / Matching centre island
- Integrated oven, hob, dishwasher, fridge and freezer / Open to;
- Snug area with fully tiled floor and wall mounted TV pointed / Access to Utility room with light grey wood effect larder and base unit
- First floor landing with access to loft via fold out wooden ladder
- Four well proportioned bedrooms / Principal with ensuite shower room
- Bathroom with modern white suite to include double ended bath and large format fully tiled shower cubicle
- Graphite coloured PVC double glazed windows and external doors / Gas-fired central heating / Seamless aluminium guttering
- Generous corner site with garden to front and side in neat lawn / Tarmac drive to side with off street parking for two cars / Fully enclosed low maintenance paved yard area to rear with area of artificial grass

ACCOMMODATION

ENTRANCE HALL

Fully tiled floor. Staircase to first floor with painted moulded handrail and turned balustrade. Single radiator. Under stair storage.

GROUND FLOOR W/C

Modern white suite comprising push button low flush W/C and wall mounted "trough" style wash hand basin with tiled splash back and "monoblock" mixer taps. Fully tiled floor. Low voltage downlights. Single radiator.

LOUNGE

20'9 x 11'9 (6.32m x 3.58m)

Open "hole-in-the-wall" style fireplace with inset cast iron fire and polished granite hearth. Low voltage downlights. Grey wood laminate floor. Dual aspect windows. Double radiator.

KITCHEN WITH INFORMAL DINING

15'9 x 12'11 (4.80m x 3.94m)

Full range of mid grey high gloss contemporary style units with long chrome handles and contrasting quartz worktops. Inlaid one and a quarter bowl stainless steel unit with mixer tap and fluted quartz drainer. Matching upstands and splashback to hob. Integrated five ring halogen hob with over head extractor fan and low level combination oven and grill. Integrated dishwasher, fridge and freezer. Center island with drawers and cupboards. Two seat overhang breakfast bar. Low voltage downlights. PVC double glazed French doors to rear. Double radiator. Fully tiled floor through to:

SNUG

12'6 x 10'5 (3.81m x 3.18m)

Fully tiled floor. Wall mounted TV point. Low voltage down lights. Double radiator. Access to:

UTILITY

7'11 x 5'9 (2.41m x 1.75m)

Full range of light grey wood grain effect larder and base unit with contrasting wood effect work surfaces. Enclosed gas fired boiler. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine and space for dryer. Fully tiled floor. Low voltage downlights. Extractor fan. Single radiator. PVC double glazed door to rear.

FIRST FLOOR LANDING

Access to loft via fold out wooden ladder. Single radiator. Hot press with pressurised water tank. Shelving above.

BEDROOM 1

12'10 x 11'10 (3.91m x 3.61m)

(max) Feature wood panel effect wall. Feature arched gable side window. Single radiator.

ENSUITE

7'7 x 6'4 (2.31m x 1.93m)

(max) Modern white suite comprising push button low flush W/C and half pedestal wash hand basin with "monobloc" mixer tap and tiled splash back. Fully tiled shower cubicle with thermostatic unit and pivot glazed door. Low voltage downlights. Extractor fan. PVC double glazed window. Fully tiled floor. Single radiator.

BEDROOM 2

11'5 x 10'6 (3.48m x 3.20m)

Wood laminate floor. Double radiator.

BEDROOM 3

12'6 x 9' (3.81m x 2.74m)

(into wardrobe recess) Single radiator.

BEDROOM 4

9'2 x 9'0 (2.79m x 2.74m)

(into wardrobe recess) Single radiator.

BATHROOM

9'11 x 7'7 (3.02m x 2.31m)

(into shower recess) Double ended panelled bath with off set mixer taps, push button low flush W/C and half pedestal wall mounted wash hand basin with "monobloc" mixer tap and tiled splash back. Large format fully tiled shower cubicle with thermostatic shower unit and sliding cubicle door. Low voltage downlights. Extractor fan. Fully tiled floor. Double radiator.

OUTSIDE

Garden to front in neat lawn, 5Ft. hedging and specimen trees. Well stocked borders. Tarmac off street parking for 2 cars. Feature timber slatted fencing and pedestrian gate to fully enclosed mostly paved garden to rear with area of artificial grass. 7Ft. block and rendered wall and substantial slatted fencing with up/down wall lights and two sets of double sockets. Concrete plinth for shed (may be purchased by separate negotiation) Outside lights and tap.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

Please note, none of the services or appliances have been tested at this property.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	



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