

2 Castlewater Gardens, Antrim, BT41 4FP



**PRICE Offers Over
£324,950**



This beautifully appointed four-bedroom detached family home occupies a prime position within the much sought-after Castlewater Gardens development. Thoughtfully presented throughout, the property combines generous accommodation with quality finishes and attractive outdoor space, creating a superb home for modern family living.

A wide and welcoming entrance hall leads to an elegant family lounge, where a bay window, decorative wall panelling and an inglenook multi-fuel stove create a warm and inviting setting. Glazed double doors connect to a versatile second reception room, equally suited to use as a home office.

At the heart of the home is a generous Shaker-style kitchen with contrasting quartz work surfaces, a Quooker boiling water tap and a range of integrated appliances. The informal dining area opens to a bright sunroom enjoying panoramic views over the rear garden. A separate utility room and ground floor WC complete the ground floor accommodation.

Upstairs, the spacious principal bedroom benefits from two large built-in wardrobes and an ensuite shower room. Three further bedrooms are complemented by a luxurious four-piece family bathroom featuring a freestanding bath and separate shower enclosure.

Externally, the property enjoys driveway parking for up to three cars and attractive gardens. The enclosed rear garden offers a delightful combination of lawn, paved seating space, mature planting, a pond and timber gazebo.

Gas-fired central heating, double glazed windows and external doors, and a high energy efficiency rating further enhance the appeal of this impressive family home.

Early viewing is strongly recommended.

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FEATURES

- Beautifully appointed four-bedroom detached family home in a much sought-after residential location
- Spacious entrance hall with tiled flooring and an attractive staircase
- Elegant family lounge with bay window, decorative wall panelling and multi-fuel stove
- Versatile second reception room, ideal as a home office
- Generous Shaker-style kitchen with quartz work surfaces, 'Quooker' boiling water tap and integrated appliances
- Informal dining area opening to a bright sunroom overlooking the rear garden
- Separate utility room and ground floor WC
- Principal bedroom with extensive built-in storage and ensuite shower room / Three additional generous bedrooms
- Luxury four-piece family bathroom featuring a freestanding bath and separate shower enclosure
- Attractive enclosed rear garden, driveway parking for up to three cars, gas-fired central heating, double glazed windows and external doors, and a high energy efficiency rating

ACCOMMODATION

ENTRANCE HALL

Composite entrance door with over light leading to a wide and spacious entrance hall. Fully tiled flooring with 600mm x 600mm tiles. Staircase to first floor with moulded handrail and turned balustrading. Double radiator.

RECEPTION / HOME OFFICE

12'0" x 10'2" (maximum, into bay) (3.677m x 3.113m (maximum, into bay))

Feature wood-panelled walls. Wood laminate flooring. Dual aspect windows. Double radiator.

FAMILY LOUNGE

18'3" x 11'3" (maximum, into bay) (5.572m x 3.449m (maximum, into bay))

Feature inglenook fireplace with glass-fronted multi-fuel stove, granite hearth and decorative tiled splashback. Feature wood-panelled walls. Wood laminate flooring. Television and broadband points. Double radiator. Glazed double doors to:

KITCHEN WITH INFORMAL DINING

22'4" x 10'11" (maximum) (6.828m x 3.351m (maximum))

Full range of mid-grey Shaker-style high and low level kitchen units with contrasting quartz work surfaces and upstands. Over-counter lighting. Integrated wine rack and pull-out shelving. Inset one and a quarter bowl stainless steel sink unit with feature 'Quooker' boiling water tap.

Integrated appliances include a four-ring gas hob with stainless steel pyramid-style overhead extractor fan and quartz splashback, low level combination oven and grill, dishwasher and fridge freezer. Low voltage downlighting. Fully tiled flooring. USB power sockets. Dual aspect windows. Two double radiators. Open to:

SUNROOM

10'2" x 9'0" (3.109m x 2.753m)

Panoramic views over the rear garden. Fully tiled flooring. Television point. Double radiator.

UTILITY ROOM

9'1" x 5'8" (2.785m x 1.741m)

Range of mid-grey low level units with contrasting work surfaces and decorative tiled splashback. Single drainer stainless steel sink unit with chrome mixer tap. Space for washing machine and tumble dryer. Fully tiled flooring. Extractor fan. PVC double glazed door to rear. Single radiator.

GROUND FLOOR WC

Modern white suite comprising a half pedestal wash hand basin with chrome monobloc mixer tap and tiled splashback, together with a low flush push-button WC. Fully tiled flooring. Extractor fan. Single radiator.

FIRST FLOOR LANDING

Access to loft via integrated drop-down timber ladder. Large shelved linen cupboard. Single radiator.

PRINCIPAL BEDROOM SUITE

17'0" x 10'7" (maximum, into bay) (5.195m x 3.249m (maximum, into bay))

Feature wood-panelled wall. Wood laminate flooring. Two large built-in wardrobes with shelving and hanging rails. Television and telephone points. USB power sockets. Low voltage downlighting. Double radiator. Door to:

ENSUITE

White suite comprising a quadrant shower enclosure with tiled splashback and glazed sliding doors, half pedestal wash hand basin with chrome 'monobloc' mixer tap and decorative floor-to-ceiling tiled splashback, and low flush push-button WC. Fully tiled flooring. Extractor fan. Single radiator.

BEDROOM 2

14'6" x 10'2" (maximum, into bay) (4.443m x 3.099m (maximum, into bay))

Feature acoustic wall panelling. Wood laminate flooring. Built-in bedroom storage with hanging rails and shelving. USB power sockets. Single radiator.

BEDROOM 3

10'6" x 9'1" (3.224m x 2.771m)

Wood laminate flooring. USB power sockets. Single radiator.

BEDROOM 4

9'10" x 7'9" (maximum) (2.998m x 2.379m (maximum))

Wood laminate flooring. USB power sockets. Single radiator.

FAMILY BATHROOM

9'1" x 6'6" (2.786m x 1.995m)

Luxury four-piece suite comprising a freestanding bath with black freestanding mixer tap and pencil shower attachment; wall-mounted vanity unit with oval basin, chrome mixer tap, storage below and floor-to-ceiling tiled splashback; quadrant shower enclosure with tiled splashback and glazed sliding doors; and a low flush push-button WC. Feature wood-panelled walls. Fully tiled flooring. Extractor fan. Single radiator.

OUTSIDE

To the front a Tarmac driveway providing off-street parking for up to three cars. Neatly maintained lawn with well-stocked shrub borders, specimen trees and flower beds. Outside lighting.

Fully enclosed rear garden bounded by timber fencing and a red brick wall topped with wrought iron railings. Gated pedestrian access to the front on either side. Paved patio area with tarmac pathways and an additional tarmac area to the side.

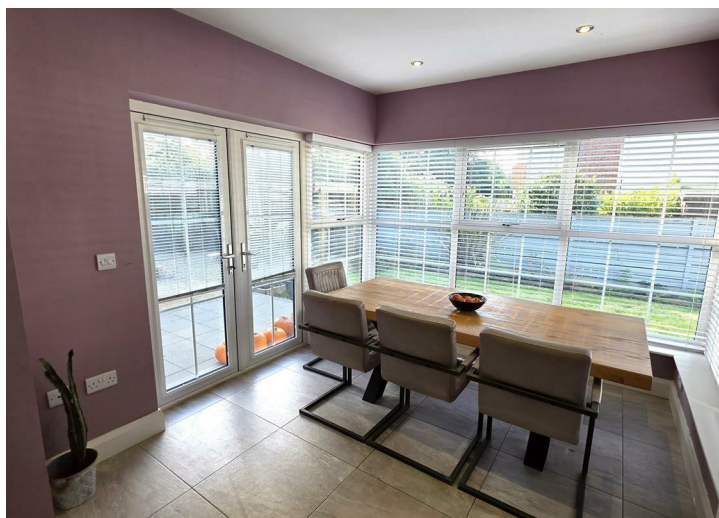
Neatly maintained lawn complemented by raised flower beds, mature shrubs and specimen trees. Decorative gravel area incorporating a pond, stone features and a timber gazebo.

Outside tap and lighting.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

Please note, of the services or appliances have been tested at this property.

Also, please be aware, property boundaries are an estimation and are to be confirmed via your solicitor.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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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