



## 'Rossmore', 155A Seven Mile Straight, Muckamore, BT41 4QY

- Impressive Detached Family Home
- 5 Bed; 4 Rec or 4 Bed; 5 Rec
- Two En Suite; Bathroom; Shower Room
- Electric Gates; Generous Sized Driveway
- C. 1.25 Acres Of Landscaped Gardens
- Adaptable Accommodation
- Handmade Solid Wood In-frame Kitchen
- Oil Heating; Double Glazing
- Carport; Attached Double Garage
- Open Rural Aspect To Rear

Offers Over £650,000

EPC Rating D







## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE PORCH

Hardwood, panelled front door with glass fanlight over. Vaulted ceiling. Quarry tiled floor. Hardwood, panelled door with matching side screens and fanlight over leading to:

#### ENTRANCE HALL

Timber flooring. Open to:

#### LOUNGE 23'2" x 14'7"

Gas fire in sandstone fireplace with matching hearth and surround. Vaulted ceiling with gallery landing above. Open arch leading to:

#### SUN LOUNGE 18'6" x 18'2"

Dual aspect windows. Tiled floor. Underfloor heating. Hardwood, double glazed door to rear garden. Glass panelled door with matching side screen, leading to:

#### REAR HALL

Glass panelled door with matching side screens, leading to:

#### DINING ROOM 14'0" x 10'9"

Tiled floor. Feature window to rear elevation. Feature height ceiling.



### **FAMILY ROOM 18'9" x 10'9"**

Timber flooring. Brick, inglenook style fireplace with cast iron, gas stove on slate hearth. Picture window to side elevation. Open arch leading to:

### **KITCHEN 15'1" x 9'8"**

Bespoke, handmade, solid wood in-frame kitchen with range of high and low level storage units with contrasting solid granite work surface and matching upstands to walls. Ceramic sink unit. Integrated range style oven with gas hob, splashback tiling and extractor hood above. Integrated oven, fridge freezer and dishwasher. Glass fronted display cabinets. Solid timber flooring.

### **UTILITY ROOM 10'8" x 8'9"**

Range of high and low level storage units with contrasting, solid granite work surface. Ceramic, Belfast sink. Plumbed and space for washing machine. Space for tumble dryer. Splashback tiling to walls. Oil fired central heating boiler. Hardwood, glass panelled door to side garden.

### **PRINCIPAL BEDROOM 15'8" x 15'1" (wps)**

Box bay window to rear elevation. Open arch leading to:

### **WALK IN DRESSING ROOM / STUDY 13'5" x 12'2"**

### **DELUXE EN SUITE SHOWER ROOM**

Contemporary, white, four piece suite comprising panelled shower enclosure, vanity unit with twin basins and WC. Thermostat controlled mains shower unit. Splashback panelling to sinks. Chrome towel radiator. Tiled floor.

### **BEDROOM 3 14'1" x 9'9"**

### **FULLY TILED BATHROOM**

Contemporary, white, three piece suite comprising tile encased whirlpool style bath, semi pedestal wash hand basin and WC. Chrome towel radiator.

### **BEDROOM 4 14'5" x 9'10"**

Built in double wardrobe. Timber flooring.

### **FULLY TILED SHOWER ROOM**

Contemporary, white, three piece suite comprising shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Separate cloakroom area.

### **REAR HALL**

Timber flooring. Stairwell to first floor.

### **GALLERY LANDING**

Access to twin walk in stores.

### **GUEST BEDROOM 20'1" x 12'7" (wps)**

Vaulted ceiling. Access to walk in roof space area.

### **EN SUITE SHOWER ROOM**

Three piece suite comprising fully tiled shower enclosure, floating vanity unit and WC. Electric shower. Splashback tiling to sink. Tiled floor.

### **BEDROOM 5 / GAMES ROOM 23'7" x 19'8"**

Vaulted ceiling. Fitted bar area.

### **EXTERNAL**

Electric operated gates, leading to generous sized driveway, finished in asphalt. c.1.25 acres of landscaped gardens, finished in lawn, patio areas, paths and extensive range of mature plants, trees and shrubbery.

Range of external lighting.

Brick pavior entrance porch area.

Fully enclosed paved courtyard with further garden area to rear.

Outside tap.

PVC oil storage tank.







### CARPORT 17'7" x 10'11"

Power operated up and over door. Separate glass panelled door, leading to rear garden.

### ATTACHED DOUBLE GARAGE 24'0" x 18'4"

Power operated up and over door. Separate service door to rear garden.

### IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

*Impressive, detached, family home with carport and attached double garage, occupying a private, mature landscaped site, extending to c.1.25 acres, situated off Seven Mile Straight, Muckamore, Antrim.*

*The property comprises entrance porch, entrance hall, lounge with gas fire and open arch into sun lounge, dining room, separate family room with cast iron gas stove and open arch leading into kitchen encompassing bespoke, handmade, solid wood in-frame high and low level storage units, utility room, four well proportioned bedrooms, to include principal bedroom with deluxe en suite and walk in dressing room, fully tiled bathroom and separate fully tiled shower room, and games room/bedroom five.*

*Externally, the property enjoys electric operated gates leading to generous sized driveway finished in asphalt, carport and attached double garage with power operated up and over doors, and c.1.25 acres of landscaped gardens finished in lawn, patio areas, fully enclosed paved courtyard with further garden area to rear, and an extensive range of mature plants, trees and shrubbery.*

*Other attributes include oil fired central heating, double glazing, and open rural aspect to rear.*

*Early viewing highly recommended to avoid disappointment.*



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	65
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive	
		2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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