



'Eden Lodge', 30 Cherryburn Road, Templepatrick, BT39 0JD

- Impressive Detached Family Home
- Five Bedroom; Three+ Reception
- Kitchen With Informal Dining Area
- Bathroom & Two En Suites
- Driveway; Electric Gates; Double Garage; Workshop
- c.4,000 Sq Ft (to include garaging)
- Large Conservatory Extension
- Luxury Fitted Kitchen
- Oil Heating; Double Glazing
- Elevated Rural Views Towards Lough Neagh

Offers Over £495,000

EPC Rating D





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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE PORCH

Hardwood double glazed front door, with matching side screens and fanlight over. Quarry tiled floor. Glass panelled door with matching side screens and fanlight over, leading to:

#### RECEPTION HALL

Informal sitting area with conservatory style roof. Access to multiple stores. Access to large floored roof space via slingsby style ladder. Glass panelled doors leading to lounge and kitchen.

#### BAY FRONTED LOUNGE 23'9" x 14'2" (wps)

Bay window to front elevation, enjoying elevated rural views. Gas fire in marble fireplace with matching hearth and surround. Feature height ceiling. Open to:

#### DINING ROOM 15'1" x 10'11"

Dual aspect windows, enjoying elevated rural views. Timber flooring. Glass panelled door leading to:

#### FAMILY ROOM 25'9" x 13'9"

Open fire in brick fireplace with Chinese slate hearth. Timber flooring. Hardwood double glazed French doors leading to front patio. Elevated rural views. Glass panelled French doors, leading to:

#### CONSERVATORY 16'2" x 12'4"

In PVC double glazed frame with matching French doors to front patio area. Tiled floor. Elevated rural views.



### KITCHEN WITH INFORMAL DINING AREA 15'3" x 12'7"

Bespoke, solid ash fitted kitchen with range of high and low level storage units with contrasting, solid granite work surface. Matching island unit. Inlaid stainless steel sink unit. Integrated, ceramic, Neff hob, with stainless steel extractor hood over. Integrated Neff double ovens. Integrated fridge and dishwasher. Space for microwave oven. Glass fronted display cabinet. Splashback tiling and solid granite upstands to walls. Tiled floor.

### UTILITY ROOM 11'4" x 7'9"

Range of high and low level fitted storage units with contrasting, granite effect, melamine work surface. Stainless steel sink unit with draining bay. Integrated freezer. Plumbed and space for washing machine. Space for tumble dryer. Fully tiled walls. Tiled floor. Hardwood double glazed door to rear garden.

### FURNISHED CLOAKROOM

White, two piece suite comprising pedestal wash hand basin and WC. Fully tiled walls. Tiled floor.

### PRINCIPAL BEDROOM 20'8" x 14'6"

Elevated rural views to front elevation. Comprehensive range of fitted wardrobes and bedroom furniture. Open arch leading to:

### WALK IN WARDROBE/DRESSING ROOM 14'4" x 9'4" (wps)

Range of fitted wardrobes in mirror panelled, sliding doors. Fitted vanity unit. Glass panelled door leading to:

### DELUXE EN SUITE BATHROOM

Contemporary, five piece suite, comprising freestanding claw foot bath, separate fully tiled shower enclosure, vanity unit, WC and bidet. Thermostat controlled mains shower with drench shower head and body jets. Chrome towel radiators. Half tiling to walls. Tiled floor.

### GUEST SUITE 15'2" x 14'0" (wps)

Range of fitted wardrobes and bedroom furniture. Elevated rural views to front elevation.

### FULLY TILED EN SUITE SHOWER ROOM

White, three piece suite comprising oversized shower enclosure, vanity unit and WC. Thermostat controlled mains shower unit with body jets.

### BEDROOM 3 15'1" x 8'7"

Fitted wardrobes and range of bedroom furniture. Elevated rural views to front elevation.

### BEDROOM 4 15'2" x 8'9"

Fitted wardrobes and range of bedroom furniture. Elevated rural views to front elevation.

### BEDROOM 5 11'4" x 10'9" (wps)

Currently utilised as home office. Fitted desks and shelved storage. Separate, built in, shelved store.

### FULLY TILED BATHROOM

White, four piece suite comprising panelled corner bath, separate, oversized shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit.

### INTEGRAL DOUBLE GARAGE 19'6" x 19'5"

Power operated, twin up and over doors. Power, light, water and oil fired central heating boiler. Glass panelled door accessing main home. Open arch leading to:

### ATTACHED WORKSHOP 20'0" x 11'5"

Power, light, and double doors to rear garden.

### EXTERNAL

Electric operated double gates leading to generous sized private driveway finished in asphalt. Gardens to front, side and rear finished in lawn, paved patio areas, bedding and wide array of plants, trees and shrubbery. Range of external lighting. External power points. Outside tap.

### 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 sized home, extending to c.4,000 sq ft (to inc. garaging), with elevated rural views towards Lough Neagh, situated off the Cherryburn Road, Templepatrick.**

**The property comprises entrance porch, reception hall, bay fronted lounge, dining room, family room, conservatory, kitchen with informal dining area, utility room, furnished cloakroom, five well-proportioned bedrooms, to include principal suite with dressing room and deluxe en suite bathroom, guest en suite bedroom, and separate fully tiled family bathroom.**

**Externally, the property enjoys generous sized private driveway area, with electric operated gates, integral double garage, attached workshop, and gardens finished in lawn, paved patio area, and wide array of plants, trees and shrubbery.**

**Other attributes include oil heating and double glazing.**

**Early viewing highly recommended to avoid disappointed.**



### Energy Efficiency Rating

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

Northern Ireland

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 are 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