



7 HOPEFIELD GRANGE, PORTRUSH



X 4



X 2



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

OFFERS OVER £265,000

7 HOPEFIELD GRANGE, PORTTRUSH

This beautiful home offers spacious family living, featuring four double bedrooms and a stylish dining kitchen that flows seamlessly into the recently extended sunroom. There is a separate lounge to the front, complete with a wood burning stove, plus the convenience of a downstairs WC and utility room. The fully enclosed rear garden boasts both patio and artificial lawn areas, creating a low maintenance outdoor space ideal for relaxation. Set within a sought after development, this property is perfectly positioned close to the town and its many attractions.

FEATURES

- Oil fired central heating.
- Double glazing in uPVC frames.
- Spacious dining kitchen open to the recently added sunroom.
- Enclosed low maintenance rear garden.
- Driveway to the side.

ADDITIONAL INFORMATION

TENURE: TBC

ANNUAL RATES: £1,617.66

ANNUAL SERVICE CHARGE: £0

SCAN THE QR CODE BELOW FOR FULL DETAILS



VIEWING & FURTHER QUERIES

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ACCOMODATION

ENTRANCE HALL

Engineered wood floor; cloaks cupboard.

LOUNGE

5.22 m x 3.56 m (17'2" x 11'8")

Blacksmith multi fuel stove set on a granite hearth with wooden surround; glass panelled doors leading to the kitchen; engineered wood floor.

DINING KITCHEN

5.93 m x 5.78 m (19'5" x 19'0")

Range of fitted units; laminate work surfaces; stainless steel sink & drainer; fitted double oven; induction hob with extractor unit over; wood effect tiled floor; open to dining area.

SUN ROOM

2.44 m x 2.60 m (8'0" x 8'6")

Wood effect tiled floor; recessed lighting; patio doors leading to the rear; open to kitchen & dining area.

UTILITY ROOM

1.89 m x 1.95 m (6'2" x 6'5")

Range of fitted units; laminate work surfaces; stainless steel sink & drainer; plumbed for washing machine & dishwasher; tiled floor; part tiled walls.

DOWNSTAIRS WC

2.09 m x 0.89 m (6'10" x 2'11")

Toilet; wash hand basin; tiled floor; part tiled walls.

FIRST FLOOR

LANDING

Shelved hot press.

BEDROOM 1

4.08 m x 3.59 m (13'5" x 11'9")

Double bedroom to the front.

ENSUITE

1.02 m x 2.65 m (3'4" x 8'8")

Panelled shower cubicle; toilet; vanity unity wash hand basin; chrome towel radiator; back lit mirror; vinyl floor; extractor fan.

BEDROOM 2

3.78 m x 3.57 m (12'5" x 11'9")

Double bedroom to the rear.

BATHROOM

2.54 m x 2.08 m (8'4" x 6'10")

Panel bath; tiled shower cubicle; toilet; wall mounted vanity unit wash hand basin; chrome towel radiator; part tiled floors; vinyl floor; extractor fan.

SECOND FLOOR

LANDING

Access to the roof space.

BEDROOM 3

3.32 m x 4.66 m (10'11" x 15'3")

Double bedroom to the front; access to eaves storage.

BEDROOM 4

3.21 m x 3.59 m (10'6" x 11'9")

Double bedroom to the rear; access to eaves storage.

PHILIP TWEEDIE LIMITED (REGISTRATION NUMBER: NI 631370) - REGISTERED OFFICE: 62-64 NEW ROW, COLERAINE, BT52 1EJ

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PHOTOS

