



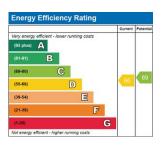
7 HOPEFIELD GRANGE, PORTRUSH











OFFERS OVER £265,000

7 HOPEFIELD GRANGE, PORTRUSH

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

Philip Tweedie & Company (Portstewart Office) 81 The Promenade Portstewart BT55 7AF

T: 028 7083 5444 E: portstewart@philiptweedie.com W: www.philiptweedie.com

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

 $1.02 \text{ m} \times 2.65 \text{ m} (3'4" \times 8'8")$ 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

 $2.54 \text{ m} \times 2.08 \text{ m} (8'4" \times 6'10")$ 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

 $3.21 \text{ m} \times 3.59 \text{ m} (10'6" \times 11'9")$ Double bedroom to the rear; access to eaves storage.





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PHHOTOS



























