



HAMPTON PLACE, LARNE

OIRO £164,950

What a beautifully presented home ! Three bedroom semi-detached house in the Hampton development. A popular residential area with easy access to the A8 and local amenities. A unique property with an outside garden kitchen/office space.

Semi-Detached House
Living Room
Kitchen/Diner
Utility
Downstairs W/C
Three Bedrooms
Family Bathroom
Enclosed Garden
Outside Kitchen/Office
Gas Heating

Parking options: Driveway
Heating: Gas Mains

Entrance hall

Living room

w: 4.07m x l: 4.71m (w: 13' 4" x l: 15' 5")

Lovely bright family living room with laminate wood flooring.

Kitchen/diner

w: 2.79m x l: 3.97m (w: 9' 2" x l: 13')

Modern kitchen/diner with a range of high and low level cream gloss units and walnut effect laminate work surfaces. Four ring gas hob with electric under oven, stainless steel extractor fan and splash back. Integrated dishwasher and further two integrated electric ovens. Tiled flooring and patterned tile splash back. Recessed lighting.

Utility

w: 2.07m x l: 2.18m (w: 6' 9" x l: 7' 2")

Cream gloss storage units with walnut effect laminate work surfaces. Space for washing machine and tumble dryer.

WC

w: 0.92m x l: 2.46m (w: 3' x l: 8' 1")

White suite comprising of low flush w/c and pedestal wash hand basin with tiled splash back. Tiled flooring.

FIRST FLOOR:

Landing

Built in storage cupboard. Access to attic.

Bedroom 1

w: 3.04m x l: 3.75m (w: 10' x l: 12' 4")

Good sized double room with built in mirrored wardrobes.

Bedroom 2

w: 2.46m x l: 4.05m (w: 8' 1" x l: 13' 3")

Double bedroom

Bedroom 3

w: 2.55m x l: 2.96m (w: 8' 4" x l: 9' 9")

Bathroom

w: 1.96m x l: 2.64m (w: 6' 5" x l: 8' 8")

Gorgeous bathroom comprising of low flush w/c, feature vanity wash hand basin and panelled bath with thermostatically controlled shower. Chrome heated towel rail and tiled flooring. Wooden panelled walls and recessed lighting.

Outside

Front garden with tarmac driveway.

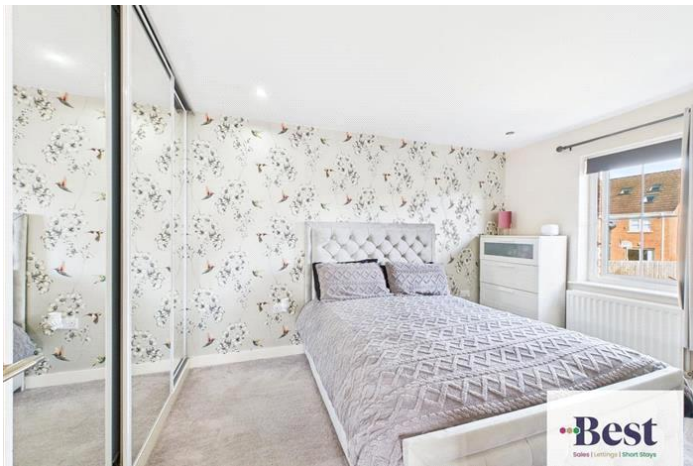
Enclosed back garden with patio, decking and lawn areas. Well finished sun trap. Outside tap.

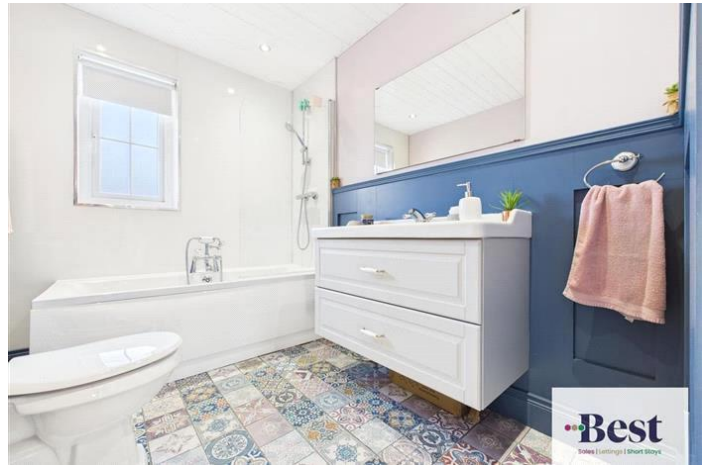
Kitchen

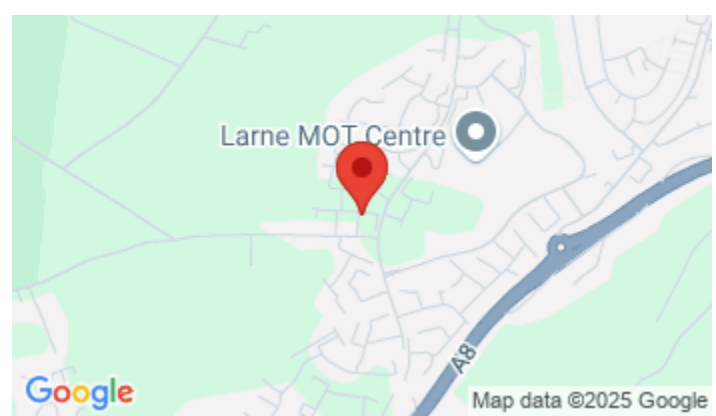
w: 2.91m x l: 4.1m (w: 9' 7" x l: 13' 5")

Unique Garden Kitchen which could be used as a home office, gym, playroom. Fitted with white gloss units and grey laminate work surfaces. Stainless steel sink. Electric.

PLEASE NOTE: We have not tested any appliances or systems at this property. Every effort has been taken to ensure the accuracy of the details provided and the measurements and information given are deemed to be accurate however all purchasers should carry out necessary checks as appropriate and instruct their own surveying/ legal representative prior to completion.







Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.