

## BLACKTHORN RISE, LARNE

### OIRO £194,950

**SSTC**

New Build ... and then some! This is a beautiful example of when an owner purchases a new build turnkey but then up-specs and adds on, to give luxury and attention to detail throughout. It also benefits from a metal garage/ shed and an open rural aspect to the rear. Must be viewed to appreciate.

Immaculately presented Semi-detached house in a new development  
Generous Living Room  
Kitchen/Diner with extra units and patio doors to rear  
Downstairs WC  
Three good size bedrooms (master ensuite)  
Family bathroom  
Fully enclosed large rear garden with open aspect behind  
Steel Garage/ Shed  
Tarmac Driveway providing ample parking  
Gas Heating  
PVC double glazing  
Numerous extras - must be viewed

Parking options: Driveway  
Garden details: Enclosed Garden  
Electricity supply: Mains  
Heating: Gas Mains  
Water supply: Mains  
Sewerage: Mains

### **Entrance hall**

Bright and welcoming spacious hallway with quality tiled flooring that continues through the entire ground floor.

### **Living room**

w: 3.5m x l: 5m (w: 11' 6" x l: 16' 5")

Lovely bright family living room with tiled flooring.

### **Kitchen/diner**

w: 3.95m x l: 5.08m (w: 13' x l: 16' 8")

Excellent range of high and low level units with laminate work surfaces and extra units. Bank wall units added on Dining side. Four ring electric hob with electric under oven. Integrated fridge freezer, washing machine and dishwasher. Composite sink with matt black mixer tap. Two larger cupboards, two sets of pot drawers - endless well thought out storage. Tiled flooring and sliding patio doors to garden.

### **WC**

White suite comprising of low flush wc and pedestal wash hand basin.

### **FIRST FLOOR:**

#### **Landing**

Storage cupboard and access to partially floored attic.

#### **Master bedroom**

w: 3.56m x l: 4m (w: 11' 8" x l: 13' 1")

Great size room. Built in sliderobe and matching bedside tables will be left too.

#### **En-suite**

White suite comprising of low flush wc and pedestal wash hand basin. Shower cubicle with thermostatically controlled shower. attractive shower panelling, splash back and tiled flooring

#### **Bedroom 2**

w: 3.05m x l: 4.41m (w: 10' x l: 14' 6")

Built in sliderobe.

#### **Bedroom 3**

w: 2.61m x l: 3.26m (w: 8' 7" x l: 10' 8")

Good single room

#### **Bathroom**

White suite comprising of low flush w/c, pedestal wash hand basin and panelled bath. High level gloss cupboard and tiled flooring.

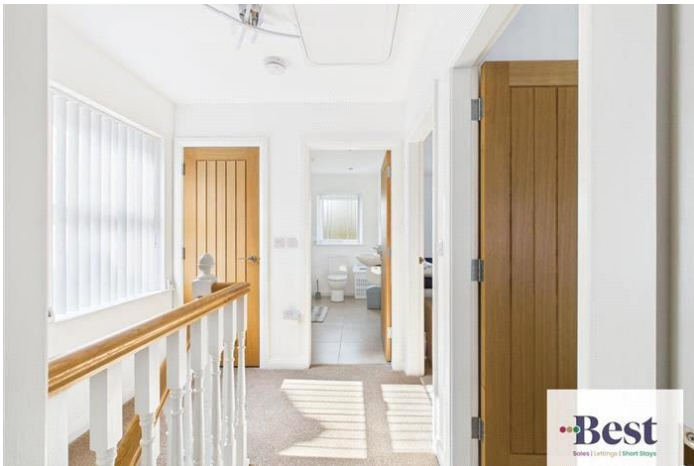
#### **Outside**

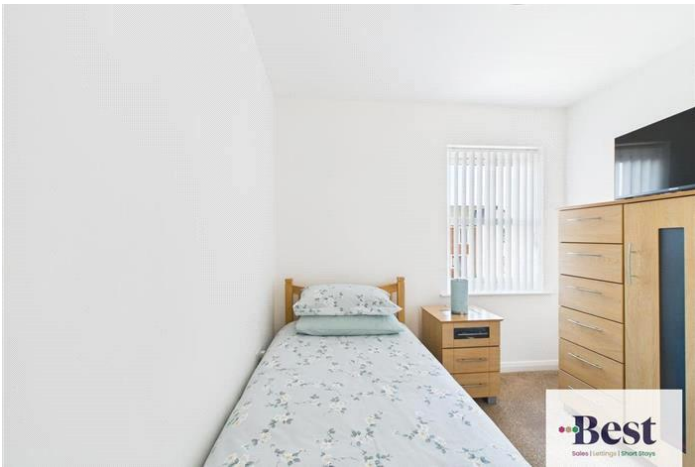
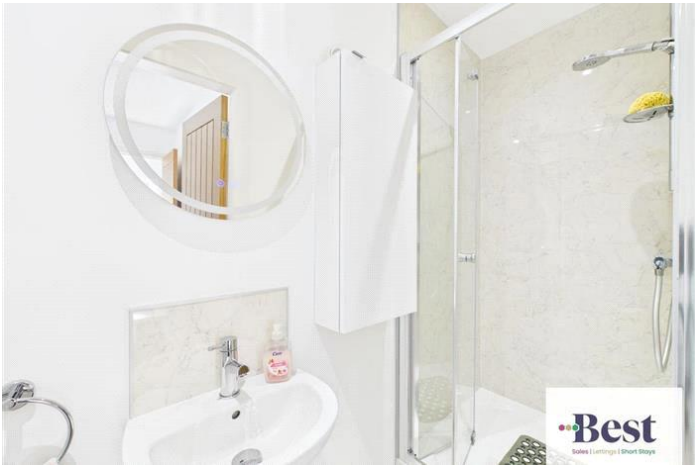
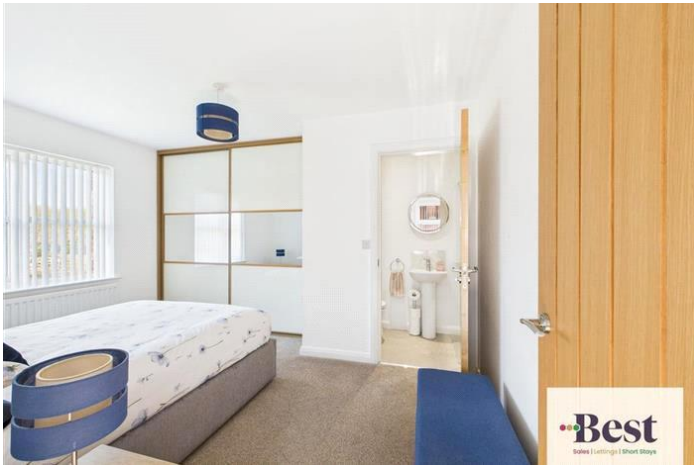
Attractive front garden laid in well maintained lawn with tiled feature pathway and tarmac driveway which provides ample parking for numerous cars.

Fully enclosed large rear garden with paved area from Kitchen / Dining leading to a well cared for and established lawn.  
Metal Garage / Shed with light and power.  
Gates to Tarmac driveway

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.





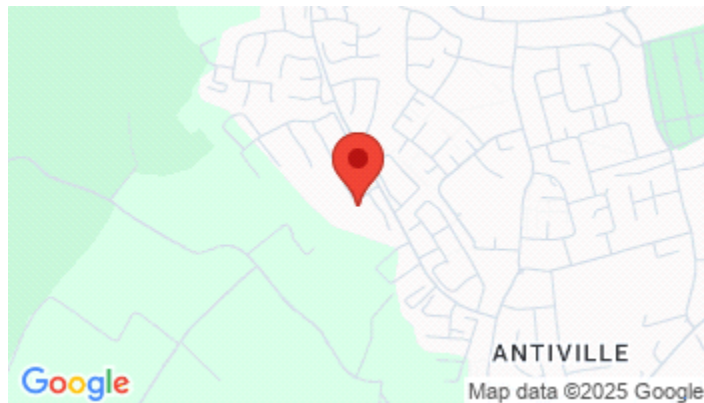








Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.			



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.