

2 Bush View, Antrim, BT41 2UU



**PRICE Offers Over
£279,950**



Nestled in the charming area of Bush View, Antrim, this delightful detached house offers a perfect blend of comfort and modern living. With two spacious reception rooms, this property provides ample space for both relaxation and entertaining guests. The home boasts three well-appointed bedrooms, making it an ideal choice for families or those seeking extra room for guests or a home office.

The property features two contemporary bathrooms, ensuring convenience for all residents. The upgraded kitchen is a true highlight, equipped with modern appliances to include a 'Quooker' tap and stylish tiling, making it a joy to cook and gather with family and friends.

Situated in a small development, this house offers a sense of community while still providing the privacy and tranquillity one desires. Its prime location near the M2 motorway allows for easy travel both north and south, making it an excellent choice for commuters or those who enjoy exploring the wider region.

This property is not just a house; it is a place where memories can be made. With a host of modern upgrades and convenient location, it presents a wonderful opportunity for anyone looking to settle in Antrim. Do not miss the chance to make this lovely home your own.

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FEATURES

- Entrance hall with fully tiled floor / Staircase to first floor / Ground floor WC / Custom made shoe storage
- Living room 17'2" x 12'8" (at max) with feature media wall with integrated imitation app controlled log burning fire and bay window
- Kitchen with full range of 'Shaker' kitchen units / Polished quartz work surfaces
- Generous range of integrated appliances to include a 'Quooker' tap / 5 Ring gas hob / Mid level combination oven and grill / Microwave / Fridge Freezer / Dishwasher / Washing machine
- Stunning sunroom with fully tiled floor and custom motorised Roman blinds
- Spacious first floor landing with access to luxury bathroom with modern white suite to include a double ended panel bath
- Three well proportioned bedrooms / Master with luxury en-suite / Two with custom 'Starplan' Storage
- PVC double glazed windows and rear door / Composite door to front / Gas-fired central heating / PVC fascia and soffits / Custom motorised and App controlled Roman blinds throughout ground floor
- Solar panels included with purchase giving an exceptional energy rating
- Exceptionally rare opportunity to purchase a highly upgraded relatively new build property

ACCOMMODATION

OUTSIDE

Tarmac drive to the side with access to detached garage. Timber pedestrian gate to rear. Flower bed bordering to front and paved pathway to front door. Outside tap and light.

ENTRANCE HALL

Composite front door to spacious entrance hall with fully tiled floor. Staircase to first floor with painted and turned balustrading. Custom made shoe storage. Understairs storage cupboard. Single radiator with custom made radiator cover offering additional storage.

GF WC

Modern white suite comprising comprising a wall mounted wash hand basin with 'Monobloc' chrome mixer tap, tiled splashback and storage below. Low flush push button WC. Designer chrome towel radiator.

LIVING ROOM

17'2" x 12'8" (at max) (5.257 x 3.867 (at max))

(Into Bay) Feature media wall with integrated glass fronted imitation wood burning fire and inset for 55" television. Motorised Roman blinds included. Double radiator.

KITCHEN / INFORMAL DINING AREA

23'9" x 9'2" (7.246 x 2.805)

Fully fitted range of dark blue 'Shaker' style high and low level kitchen units with contrasting quartz worktops, splashback stand and brushed stainless steel handles. One and one quarter bowl stainless steel sink unit with chrome 'Quooker' tap offering filtered, boiling and sparkling. Integrated four ring gas hob with black angled extractor fan and quartz splashback. In addition mid level combination oven and grill, microwave oven over, fridge freezer, dishwasher and washing machine. Low voltage downlights. Fully tiled flooring. Mid level tv point. Double radiator. PVC double glazed 'French' doors to the rear.

SUNROOM

11'1" x 10'2" (3.403 x 3.102)

Fully tiled floor. Double radiator with custom made radiator cover. Motorised roman blinds included.

FIRST FLOOR LANDING

Access to loft. Gable window with motorised roman blind.

BEDROOM 1

14'3" x 9'10" (4.347 x 3.021)

Dual aspect windows. 'Starplan' integrated sliding mirror door wardrobe. Double radiator.

EN-SUITE

Modern white luxury three piece suite comprising a wall to wall shower with 'Drench' shower head, secondary attachment and glazed sliding door. 'Polaris' 60cm x 60 cm splashback wall tiling. 'Vanity' wash hand basin with 'monobloc' chrome mixer tap, LED touch mirror over, tiled splashback and storage below. Low flush push button WC. Low voltage downlights. Extractor fan. 'Anthracite' towel radiator.

BEDROOM 2

13'4" x 9'1" (4.087 x 2.791)

Dual aspect windows. 'Starplan' integrated storage with sliding mirror doors. Double radiator.

BEDROOM 3

9'2" x 9'8" (2.808 x 2.967)

Double radiator.

BATHROOM

9'11" x 9'1" (at max) (3.028 x 2.789 (at max))

Modern white luxury three piece suite comprising a double ended panel bath with centred feature chrome mixer tap with shower attachment and fully tiled splashback. 'Vanity' sink unit with 'monobloc' chrome mixer tap and floor to ceiling tiled splashback, LED touch mirror over and storage below. Low flush push button WC. Large over stairs storage with shelving. Low voltage downlights. Extractor fan. Fully tiled floor. 'Anthracite' towel radiator.

OUTSIDE

Fully enclosed rear garden with large paved patio. Neat lawn. Outside power sockets. Outside light. 6Ft timber fencing and pedestrian gates to front, side and rear. Outside tap to gable side of property. Private tarmac drive with space for one car. PVC double glazed door from rear garden leading to:

DETACHED GARAGE

21'6" x 10'5" (6.554 x 3.181)

Full electrics and lighting. Floored roof space for additional storage. Manually operated roller door.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

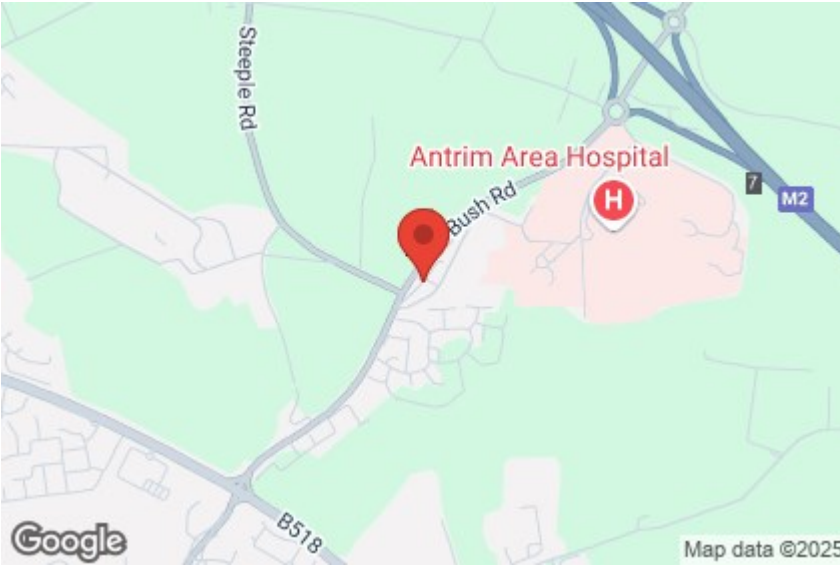
Please note, none of the services or appliances have been tested at this property.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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	



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