

## 37 Lisnataylor Road, Crumlin, BT29 4TD



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£424,950**

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**Nestled in the serene surroundings of Lisnataylor Road, Nutts Corner, Crumlin, this exceptional detached bungalow offers a perfect blend of comfort and privacy. With its generous gardens, this property provides a tranquil retreat from the hustle and bustle of everyday life, making it an ideal home for families or those seeking a peaceful lifestyle.**

**The bungalow boasts two spacious reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The heart of the home is undoubtedly the well-appointed kitchen, which features stunning handmade external bi-fold doors that seamlessly connect the indoor space with the expansive outdoor area, allowing for an abundance of natural light and a delightful view of the gardens.**

**This property comprises three well-proportioned bedrooms, including a principle suite that is truly a standout feature. The master bedroom is complemented by a luxurious four-piece ensuite and a generous dressing room, providing ample space for relaxation and storage.**

**Throughout the bungalow, you will find an exceptional finish that reflects quality and attention to detail. Each room has been thoughtfully designed to create a warm and inviting atmosphere, making it easy to envision yourself settling in and making this house your home.**

**In summary, this beautifully finished bungalow on Lisnataylor Road offers a rare opportunity to enjoy a peaceful lifestyle in a generous and private setting. With its substantial gardens, spacious living areas, and luxurious master suite, this property is sure to impress those seeking a comfortable and stylish home.**

## **FEATURES;**

- Hardwood double glazed door to spacious entrance hall
- Lounge 15'0" x 13'11" with 'Inglenook' Wood burning stove with granite hearth and dual aspect windows
- Stunning Kitchen / Living / Dining 22'8" x 10'10" with fully fitted 'Schreiber' kitchen and a feature free standing multi fuel stove with slate hearth
- Separate Utility with additional kitchen units, integrated washing machine and space for a fridge freezer
- Exceptional principle bedroom suite with generous dressing room and four piece luxury ensuite with a cast iron 'Clawfoot' free standing bath and separate shower cubicle
- Two further generous bedrooms / Both with pine wood flooring
- Luxury family shower room featuring a 'Victorian' style white suite
- 'Rationel' aluminium clad timber windows / Handmade hardwood external doors including Bi-Fold patio doors off Kitchen / Dining to rear garden
- Zoned Oil-Fired central heating / Detached garage / Hardwood Facia boards to house and PVC to garage
- Substantial site overing superb privacy / generous gardens



## ACCOMMODATION

Private gate entrance to large gravel driveway with substantial parking. Neat lawn and turn circle. Outside mains lighting.

## ENTRANCE HALL

Double glazed hardwood door to spacious entrance hall with wood laminate flooring. Hot press with insulated copper cylinder and shelving over. Double radiator.

## LOUNGE 15'0" x 13'11"

Wood laminate flooring. Feature 'Inglenook' wood burning stove with granite mantle. Dual aspect windows. Double radiator.





## **KITCHEN / LIVING / DINING 22'8" x 10'10"**

Fully fitted range of 'Schreiber' light grey 'shaker' style low level kitchen units with composite sparkled white worktops and stainless steel handles. One and a quarter bowl stainless steel sink unit with chrome mixer tap. Integrated low level fridge and dishwasher. Optional range cooker with a six ring gas hob and electric oven, can be discussed at point of purchase. Stainless steel splashback and 'Bosch' overhead stainless steel extractor fan. Oak top engineered flooring. Feature free standing multi fuel stove with slate hearth. Dual aspect windows. Double radiator. Handmade hardwood bi-fold double doors with sidelights to rear garden.

## **UTILITY ROOM 10'9" x 5'9"**

Range of high and low level country style kitchen units with composite white sparkle worktops and stainless steel handles. One and a quarter stainless steel sink unit with chrome mixer tap. Space for fridge/freezer and integrated washing machine. Fully tiled floor. Single radiator. Handmade hardwood door to rear.



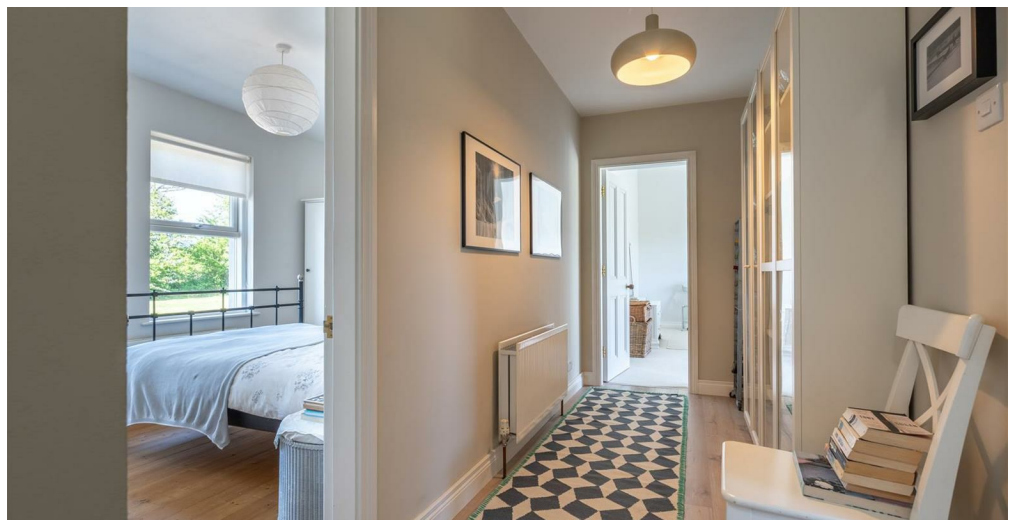


## REAR HALL

Hot press. Double radiator.

## BEDROOM SUITE 15'0" x 13'6"

Vaulted ceiling. Handmade hardwood French doors with sidelights with views over landscaped gardens. Double radiator. Doors to dressing room and ensuite.



## DRESSING ROOM 15'0" x 6'5"

Large dressing room, low voltage down lighting. Skylight. Double radiator.

## EN-SUITE 10'5" x 9'2"

Four piece luxury suite comprising a cast iron claw-foot free standing bath with feature chrome Victorian style pedestal wash hand-basin and 'telephone' shower attachment. Enclosed corner shower with fully tiled splash back and glazed sliding door. Low flush W/C. Low voltage down-lighting over wash hand-basin. Complimentary wall panelling. Fully tiled floor. Double radiator.





## **BEDROOM 2 11'8" x 10'4"**

Pine wooden flooring. Double radiator.

## **BEDROOM 3 12'10" x 8'9"**

Pine wooden flooring. Double radiator.

## **SHOWER ROOM 10'5" x 7'8"**

Luxury white suite comprising an enclosed corner shower with 'Redring' expressions electric shower, fully-tiled splash back and glazed sliding door. 'Victorian' style wash hand-basin with chrome 'Victorian' style hot and cold taps and matching low flush W/C. Complimentary wood panelled walls. Low voltage down lighting over wash hand-basin. Fully tiled floor.





## **DETACHED GARAGE 18'11" x 18'11"**

Electrically operated roller door. Access to floored loft. Power and lighting.

## **OUTSIDE**

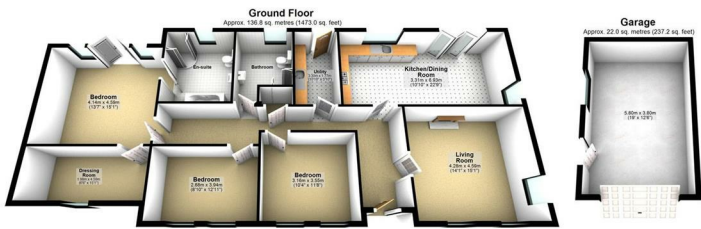
Substantial and beautifully landscaped gardens with curved pathways winding through neat lawns with timber 'Arbour' archways. Mature hedging and well stocked flower bed borders. Vegetable garden to rear of garage.

## **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;**

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








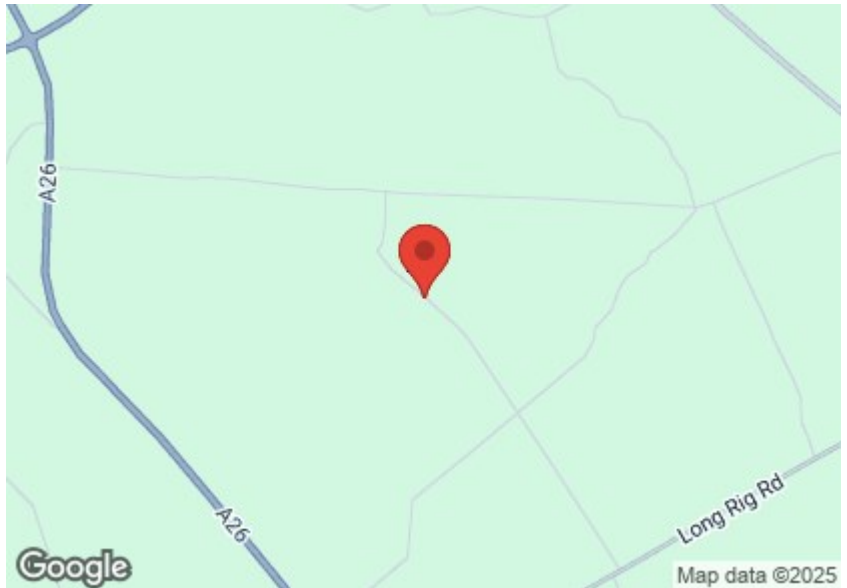
Total area: approx. 158.9 sq. metres (1710.2 sq. feet)  
Photos and Plans by HousePlan.co.uk



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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	68	71
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC 	



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