

## 11 Bush View, Antrim, BT41 2UU



### PRICE Offers Over £269,950

We are delighted to offer for sale 11 Bush View, Antrim A Stylish Three-Bedroom Detached Family Home in a Prime Location.

Occupying a superb position within the much sought-after and exclusive Bush View development, this beautifully presented three-bedroom detached home offers spacious, modern living ideal for families and professionals alike. Perfectly located just minutes from Antrim Area Hospital, The Junction Outlet Retail Park, and excellent local transport links, this home combines convenience with tranquillity.

Inside, you'll be welcomed by a stunning light grey 'Shaker'-style kitchen, fully equipped with a range of integrated appliances and flowing seamlessly into a bright and airy sunroom — perfect for both everyday living and entertaining. Upstairs, the property boasts three well-proportioned bedrooms, including a spacious principal suite complete with a private ensuite bathroom.

With high-quality finishes throughout and an enviable location, early viewing is strongly recommended to avoid disappointment.

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## FEATURES

- Entrance hall with fully tiled floor / Staircase to first floor / Ground floor WC
- Generous living room 17'1" x 12'8" with bay window and engineered 'Herringbone' flooring
- Kitchen with full range of light grey 'Shaker' kitchen units
- Full compliment of integrated appliances to include a mid level oven, gas hob, fridge freezer, dishwasher and washing machine
- Superb sun room 10'3" x 10'5" over looking rear garden
- Three exceptionally well proportioned bedrooms to include principal with ensuite shower room
- Family bathroom comprising a modern white suite to include 'P' shaped bath with shower over
- Fully enclosed rear garden with neat lawns, paved patio and outside tap and lighting
- PVC soffits and fascia boards / PVC double glazed windows and external rear door / Composite front door / Gas fired central heating / High energy efficiency
- Exceptionally rare opportunity to purchase this stunning detached property in this much sought after and exclusive development

## ACCOMMODATION

### ENTRANCE HALL

Composite door with over light to welcoming entrance with a fully tiled floor. Stair case to first floor with moulded handrail. Under stair storage. Single radiator.

### GROUND FLOOR WC

Modern white suite comprising a pedestal wash hand basin with "monobloc" chrome mixer tap. Low flush push button WC. Extractor fan. Single radiator.

### LIVING ROOM

**17'1" x 12'8" (5.229 x 3.868)**

(into bay) Engineered wood effect "Herringbone" flooring. Dual aspect windows. Double radiator.

### KITCHEN INTO INFORMAL DINING

**23'9" x 9'3" (7.251 x 2.823)**

Fully fitted range of light grey "Shaker" style high and low level kitchen units unit complimentary work tops and short brushed stainless steel handles. One and a quarter bowl stainless steel sink unit with chrome mixer tap. Integrated appliances to include a four ring gas hob with stainless steel and glass over head extractor fan and mid level combination and grill. Integrated fridge freezer, dish washer and washing machine. Over counter LED lighting. Fully tiled floor. Low voltage down lights. Double radiator. Vinyl splash back tiles. PVC double glazed doors to rear.

### SUNROOM

**10'3" x 10'5" (3.142 x 3.187)**

Fully tiled floor. Double radiator.

## FIRST FLOOR LANDING

Access to loft. Gable window.

## BEDROOM 1

14'3" x 9'5" (4.352 x 2.893)

Dual aspect windows. Double radiator.

## ENSUITE

Luxury ensuite shower room comprising a 1100mm wall to wall shower with "Drench" shower head, secondary attachment, fully tiled walls and glazed sliding door. Half pedestal wash hand basin with "monobloc" chrome mixer tap and tiled splash back. Low flush push button WC. LED touchless backlit mirror with integrated euro shaver sockets. Fully tiled floor. Low voltage down lights. Extractor fan. Chrome towel radiator.

## BEDROOM 2

13'4" x 9'2" (4.076 x 2.810)

Double radiator.

## BEDROOM 3

9'8" x 9'3" (2.957 x 2.827)

Double radiator.

## BATHROOM

10'0" x 9'1" (3.062 x 2.788 )

(at max) Modern white suite comprising a "P" shaped panel bath with shower over, glazed screen and fully tiled splash back. Half pedestal wash hand basin with "monobloc" chrome mixer tap and tiled splash back. Low flush push button WC. Low voltage down lights. Extractor fan. Fully tiled floor. Integrated over stair storage. Chrome towel radiator.

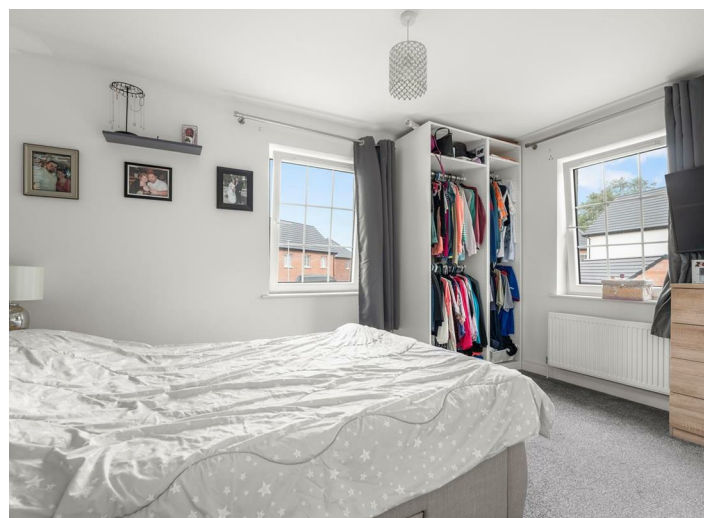
## OUTSIDE REAR

Fully enclosed rear garden with 6 Ft timber fencing with privacy slats. Large paved patio. Neat lawn with artificial centre. Stone borders. Reinforced area suitable for outbuilding. Outside tap and light. Timber gate to either side with access to front.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

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

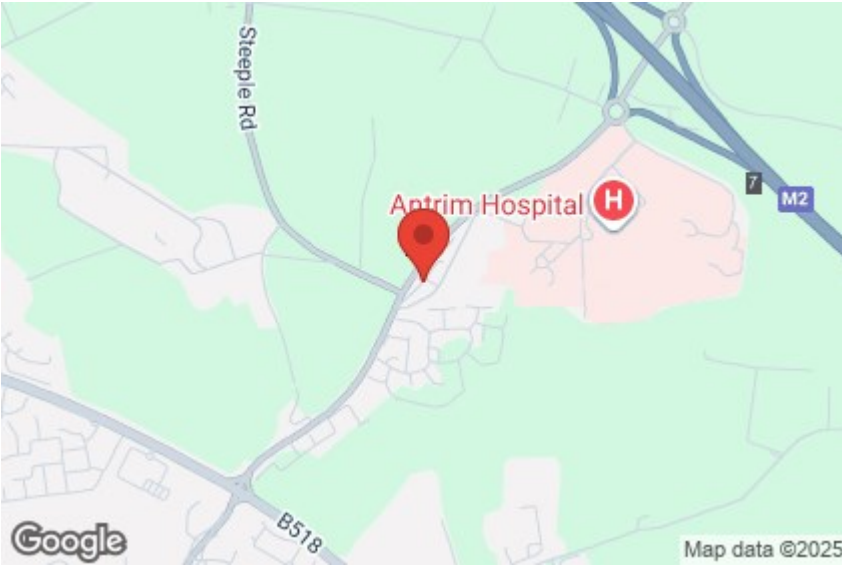
Please also be aware property boundaries are an estimation and to be confirmed via your solicitor.





Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            | <b>85</b>                  | <b>85</b> |
| (69-80) <b>C</b>                            |                            |           |
| (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<br>2002/91/EC |           |



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