

37 Parklands, Antrim, BT41 4NH



**PRICE Offers Over
£224,950**



We are delighted to offer the exceptionally rare opportunity to purchase 37 Parklands – Beautifully Presented Detached Home in a Sought-After Location.

This well presented three-bedroom detached home is set within the highly desirable Parklands development, ideally located close to local amenities, schools, and transport facilities.

Inside, the property boasts a well-appointed kitchen with an informal dining area, complete with an integrated gas hob, mid-level double oven and grill, and a stylish breakfast bar — perfect for family living. The adaptable dining room provides flexibility that could be used as a reception room with access to the adjoining sunroom or possibly as a bedroom with access to an additional living space, ideally suited to multi generational living.

Upstairs, there are three well-proportioned bedrooms offering ample storage and comfort. Externally, the property enjoys beautifully landscaped gardens with generous outdoor space and excellent potential for a garage, making this an exceptional opportunity in a prime location. Perfect for young and growing families alike, early viewing is strongly recommended.

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FEATURES

- Entrance hall with solid wood flooring leading to staircase to first floor / Ground floor W/C
- Living room with open fire, back boiler and feature surround / Bay window
- Kitchen with informal dining area
- Full range of pine effect high and low level units / Glazed display cabinets / Integrated mid level double oven and gas hob, Fridge Freezer / Chinese slate flooring
- Separate dining room suitable as a ground floor bedroom
- Sunroom 13'2 x 10'1 with fully tiled floor and 'French' doors to the rear
- Three well proportioned first floor bedrooms / One with built-in wardrobes
- Bathroom with modern white suite to include a double ended panel bath and separate shower cubicle
- Pink stone driveway with space for three cars / Beautifully landscaped gardens to the front side and rear
- PVC double glazed windows / Oil-fired central heating

ACCOMMODATION

Covered open entrance porch with fully tiled step. Hard wood entrance door with double glazed and leaded glass inset to:

ENTRANCE HALL

Solid wood flooring. Open to under stair stair case to first floor with pine moulded hand rail and turned ballustrade. Generous cloaks cupboard with shelved storage. Single radiator.

GROUND FLOOR WC

White suite comprising low flush WC and corner wall mounted wash hand basin with tiled splash back. Extractor fan.

LIVING ROOM

16'5 x 14'5 (5.00m x 4.39m)

(into bay) Open fire with back boiler and gas fired inset. Ornate wooden surround with decorative cast iron inset. Slate effect tiled hearth. Solid wood floor. Double radiator. Single radiator.

KITCHEN INTO INFORMAL DINING

16' x 11'9 (4.88m x 3.58m)

Full range of pine high and low level units with glazed display cabinet and contrasting work surfaces. One and a quarter bowl single drainer stainless steel sink unit and mixer tap. Integrated four ring gas hob with over head extractor. Mid level double oven and grill. Plumbed for washing machine and space for freezer. Integrated fridge. Breakfast bar suitable for three persons. Over window pelmet with concealed lighting. Chinese slate floor. Hard wood double glazed door to rear. Low voltage down lights. Single radiator.

DINING ROOM/BEDROOM 4

11'6 x 9'9 (3.51m x 2.97m)

Solid wood floor. Single radiator. 8 pane glazed French doors to:

SUNROOM

13'2 x 10'1 (4.01m x 3.07m)

PVC double glazed window and 'French' doors. Fully tiled floor. Wood strip ceiling with inset spot lights. Two single radiators.

FIRST FLOOR LANDING

Access to loft. Hot press with copper cylinder and Willis immersion heater. Shelving above.

BEDROOM 1

20'1 x 9'9 (6.12m x 2.97m)

into built in wardrobe with cream coloured high gloss doors. Wood strip ceiling with inset down lights. Old school style radiator.

BEDROOM 2

10'4 x 9'2 (3.15m x 2.79m)

Wood laminate floor. Inset directional down lights. Single radiator.

BEDROOM 3

11'9 x 8'7 (3.58m x 2.62m)

(max) Wood laminate floor. Single radiator. Inset directional down lights.

BATHROOM

8' x 7'4 (2.44m x 2.24m)

Modern white suite comprising free standing double ended bath with wall mounted taps and filler spout. Push button low flush WC and wall mounted "Duravit" trough style sink unit with polished chrome feature mixer tap and exposed gully trap. Fully tiled corner quadrant shower cubicle with "Mira Escape" electric shower unit and sliding cubicle doors. Fully tiled floor. Low voltage down lights. Designer upright radiator. Double glazed "Velux" roof light.

OUTSIDE

Garden to front mostly laid in well stocked flower beds. Brick edged pink stone pathway to front. Paved pathway. Pink stone drive to side with off street parking for 3 plus cars. Paved ramp to timber shed. Paved pathway to rear cobbled effect patio with raised planting format in reclaimed railway sleepers. Feature area with specimen trees, bushes and grasses complete with water feature. Patio boarded on one side by trellis covered in mature climber. Open pathway to large garden area laid in neat lawn ideally suited for additional parking or garage (subject to necessary approvals) Mature hedge to rear. Outside tap and light. PVC tank and galvanized oil fired boiler house to rear of shed. Gas bottle connector attached to rear of shed.

IMPORTANT NOTE TO ALL POTENTIAL

PURCHASERS;

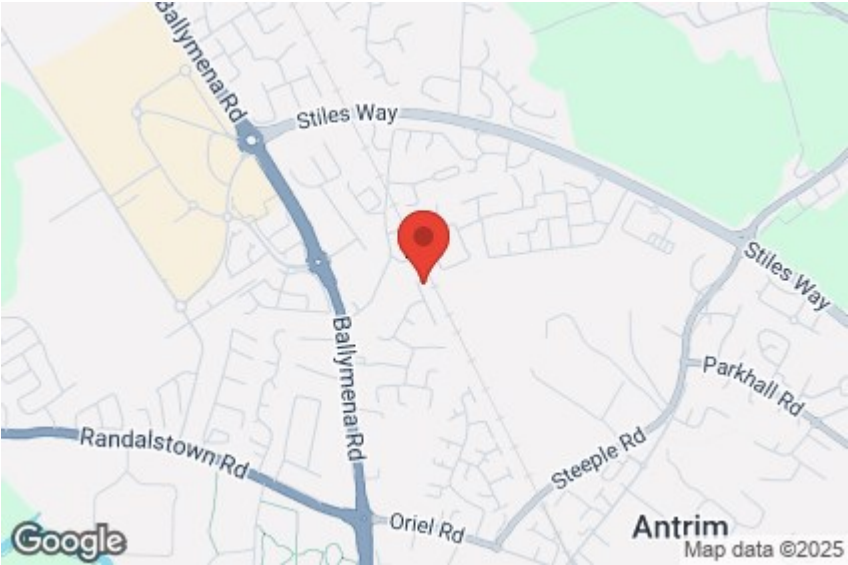
Please note, none of the services or appliances have been tested at this property.





Energy Efficiency Rating

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