



44 Lynda Meadows, Jordanstown, BT37 0AT

Offers Over £449,500

- Superb modern family home in highly regarded residential area
- Magnificent luxury fitted kitchen with built in appliances and open plan to Lounge and dining area
- Double glazing in uPVC frames/ Gas fired central heating
- Cloaks and utility room
- Detached garage
- 4 Bedrooms (1 with ensuite shower room)
- Corner site
- Bathroom with modern white suite
- Highest presentation throughout

44 Lynda Meadows, Jordanstown BT37 0AT

This outstanding detached family home is set within a quiet and highly regarded residential area of Jordanstown, a location that continues to enjoy strong and consistent demand. Finished to an exacting standard throughout, the property offers stylish, well-proportioned accommodation that is both practical and inviting. Every detail has been carefully considered, resulting in a home that requires absolutely no further work and allows the new owners to move straight in and enjoy. Bright, spacious living areas flow effortlessly, complemented by quality finishes and a layout perfectly suited to modern family life. The surrounding neighbourhood is well known for its peaceful atmosphere while remaining conveniently close to local amenities, schools, and transport links. This is a superb opportunity to acquire a turnkey home in a prime setting, and one that we can recommend with the utmost confidence for discerning buyers today.



Council Tax Band:



GROUND FLOOR

RECEPTION PORCH

Tiled flooring, feature door with fan style window, cornicing

RECEPTION HALL

Herringbone solid wood flooring, cornicing

CLOAKS

Low flush WC, pedestal wash hand basin, ceramic tiled flooring, panelling, extractor fan

DRAWING ROOM

16'7" x 11'8"

Mantle and slate hearth, wood burning fire, cornicing, window shutters

DINING ROOM

16'8" x 11'8"

Solid wood flooring, gas fire, cornicing, window shutters, open plan to:

KITCHEN

23'0" x 11'4"

Parkes Interiors kitchen with range of high and low level units, quartz worksurfaces with matching splashback and mirror splashback, single drainer sink unit with Quooker mixer tap and vegetable sink, integrated dishwasher, inlaid hob unit, built in oven and microwave, fridge and freezer, polished wood flooring, panelling, extractor fan, open plan to:

FAMILY ROOM

13'0" x 11'0"

Polished wood flooring, double glazing patio doors, wired for wall lights

UTILITY ROOM

11'0" x 5'8"

Built in units, round edge worksurfaces, single drainer stainless steel sink unit with mixer tap, integrated freezer, plumbed for washing machine, tiling, luxury flooring, downlighters, half door

FIRST FLOOR

LANDING

Cornicing, built in linen cupboard with gas boiler, access to roofspace via Slingsby type ladder

BEDROOM (1)

15'2" x 12'2"

Double built in robes

ENSUITE SHOWER ROOM

Low flush WC, vanity unit sink with mixer taps, controlled shower and overhead rain shower, ceramic tiled flooring, fully tiled walls, modern radiator, extractor fan

BEDROOM (2)

12'2" x 10'7"

Built in robes

BEDROOM (3)

11'5" x 10'10"

BEDROOM (4)

11'4" x 10'9"

BATHROOM

Modern white suite with roll top bath and mixer taps, telephone hand shower, low flush WC, separate electric shower, polished wood flooring, Velux window, downlighters, extractor fan, panelling

OUTSIDE

Front in lawn, plants, trees and shrubs

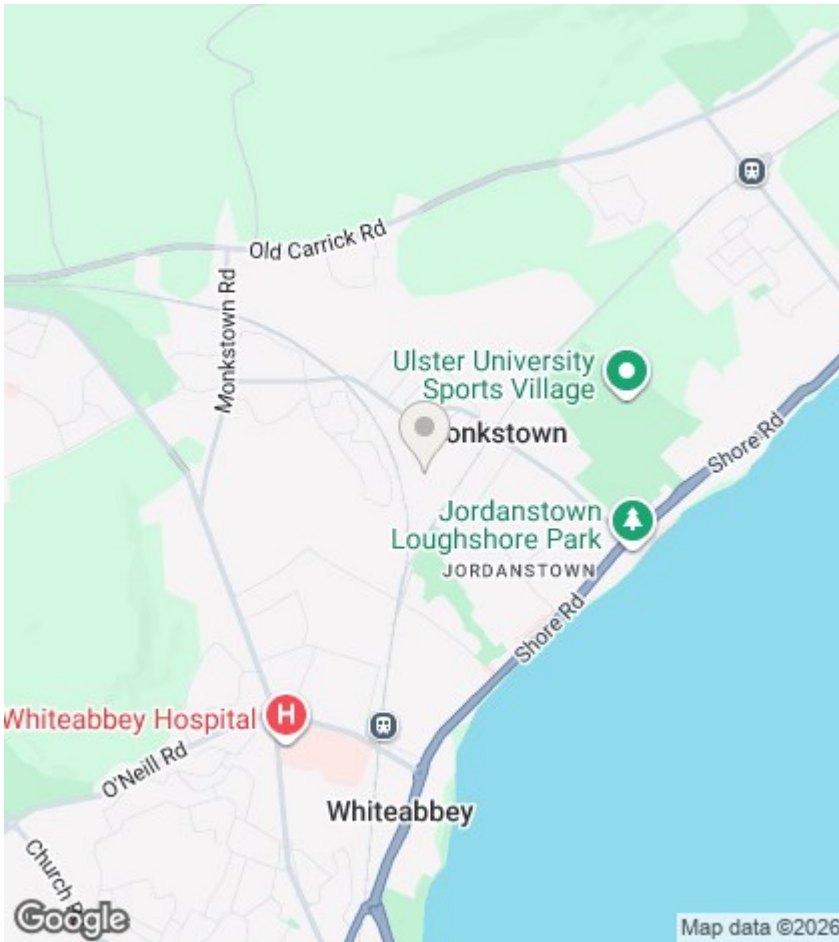
Side and rear in lawn, plants, trees and variety of shrubs

Bricked pathway, light and tap, generous car parking space

GARAGE

18'11" x 10'3"

Roller door, light and power



Directions

Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

EPC Rating:

B

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	

Ground Floor

