

18 Foxton Wood Meadow, Ballymena, BT42 4FD



**PRICE Offers Over
£264,950**

We are delighted to present 18 Foxton Wood Meadow, Ballymena – a highly upgraded and recently constructed three bedroom detached family home offering exceptional contemporary living within easy reach of local amenities, transport facilities, commuter links and leading schools.

Finished to an outstanding standard throughout, this impressive home has been thoughtfully enhanced to create a stunning open plan kitchen with informal dining, complete with Quartz work surfaces, a feature island, and a full range of integrated appliances including oven, gas hob, dishwasher, fridge freezer and a ‘Quooker’ tap. The beautiful sunroom has been further elevated with a bespoke media centre incorporating a range of elegant ‘Shaker’ style storage cupboards, creating a stylish yet practical family space.

To the first floor, the property boasts three generous bedrooms, including a luxurious Principal bedroom with contemporary ensuite, alongside a modern family bathroom finished to an exacting specification. Externally, the rear garden is beautifully landscaped with a spacious paved patio and neat lawn, offering a low maintenance outdoor retreat ideal for relaxing or entertaining.

With the added opportunity to negotiate a selection of internal designer fixtures, including feature lighting, this superb home offers both luxury and flexibility. Only upon internal viewing can one truly appreciate the exceptional quality and finish throughout. Early viewing is strongly recommended.

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FEATURES

- Entrance hall with fully tiled floor / Staircase to first floor
- Generous living room 17'6" x 12'1" with dual aspect windows
- Luxury and high spec fully fitted kitchen with informal dining
- Full range of 'Shaker' style high and low level units / Matching kitchen island / Quartz work surfaces throughout / Integrated oven, gas hob, fridge freezer and dishwasher
- Separate utility room with matching kitchen units and Quartz work surfaces / Space for washing machine and tumble dryer
- Ground floor WC with 'Suede' effect fully tiled walls
- Three well proportioned bedrooms to include principal with luxury ensuite
- Bathroom with modern white suite to include double ended panel bath
- Generous Tarmac drive to side with parking for up to two cars / Enclosed low maintenance garden to rear offering excellent sun orientation
- PVC double glazed windows and external rear door / Composite front door / PVC soffits and fascia boards / Gas-Fired central heating / High energy efficiency

ACCOMMODATION

Composite door with sidelights into:-

ENTRANCE HALL

Fully tiled flooring. Low voltage lighting. Alarm keypad. Staircase to first floor with moulded hand rail.

GROUND FLOOR W.C

Modern white suite comprising a vanity wash hand basin with chrome 'Monobloc' mixer tap, storage below and mirror with storage over. Low flush push button WC. Fully tiled floors and tiled skirting. Suede effect fully tiled walls. Chrome towel radiator.

KITCHEN WITH INFORMAL DINING

17'6" x 10'0" (5.346 x 3.06)

High specification kitchen with a range of cream 'Shaker' style, high and low level kitchen unit with complimentary quartz work surfaces and splashback stands. Kitchen Island providing additional storage and breakfast bar style seating. Integrated sink unit with brushed stainless steel 'Quooker' boiling water tap. Integrated appliances to include a four ring gas hob with stainless steel pyramid style, overhead extractor fan and quartz splashback. A low level combination oven and grill, Fridge freezer and dishwasher. Over counter LED lighting. Dual aspect windows. Integrated gas combi boiler. Fully tiled flooring. Low voltage down lighting. Double radiator. Open to:-

SUNROOM

9'4" x 7'2" (2.870 x 2.200)

Custom made integrated a media centre with a range of 'Shaker' style, high and low level unit and contrasting marble effect work surfaces. Wall mounts for tv. Fully tiled flooring. Low voltage down lighting. Double radiator. PVC double glazed 'French' patio doors to rear.

UTILITY

Cream low level shaker style kitchen units with complimentary Quartz work surfaces and splashback stands. Single drainer stainless steel sink unit with chrome mixer tap. Space for washing machine and tumble dryer. Fully tiled flooring. Low voltage downlighting. Extractor fan. Single radiator.

LOUNGE

17'6" x 12'1" (5.342 x 3.693)

Dual aspect windows. Designer light fixture. TV and broadband points. Thermostat. Double radiator

FIRST FLOOR

LANDING

Access to partially floored loft with drop down ladder. Single radiator.

PRINCIPAL BEDROOM

10'7" x 12'1" (3.231 x 3.705)

(At max). Range of integrated storage cupboards with sliding mirror doors. Dual aspect windows. Single radiator. Door into:-

ENSUITE

White luxury suite, comprising a quadrant enclosed shower with partially glazed folding doors. 'Victorian' style vanity wash hand basin with 'Victorian' style chrome mixer tap, storage below and mirror above. Low flush push button WC. Fully tiled floors and fully tiled walls. Low voltage down lighting. Extractor fan. Chrome towel radiator.

BEDROOM 2

12'1" x 8'5" (3.708 x 2.575)

Integrated storage furniture with glazed sliding door. Single radiator.

BEDROOM 3

12'1" x 8'8" (3.706 x 2.655)

Integrated storage furniture with glazed sliding door. Dual aspect windows. Single radiator.

FAMILY BATHROOM

Modern white suite comprising a double ended panel bath with feature chrome mixer tap, mains shower over, fully tiled splash back and partially glazed screen. Half pedestal, wash hand basin with 'Monobloc' chrome mixer tap and floor to ceiling tiled splashback. Low flush push button WC. Fully tiled floor and tiled skirting. Low voltage downlighting. Extractor fan. Chrome towel radiator.

OUTSIDE

Fully enclosed rear garden with six foot timber fencing and pedestrian gate to front. Extended paved patio, with purple shale borders. Neat lawn. Timber shed can be negotiated. Outside tap and outside lighting.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

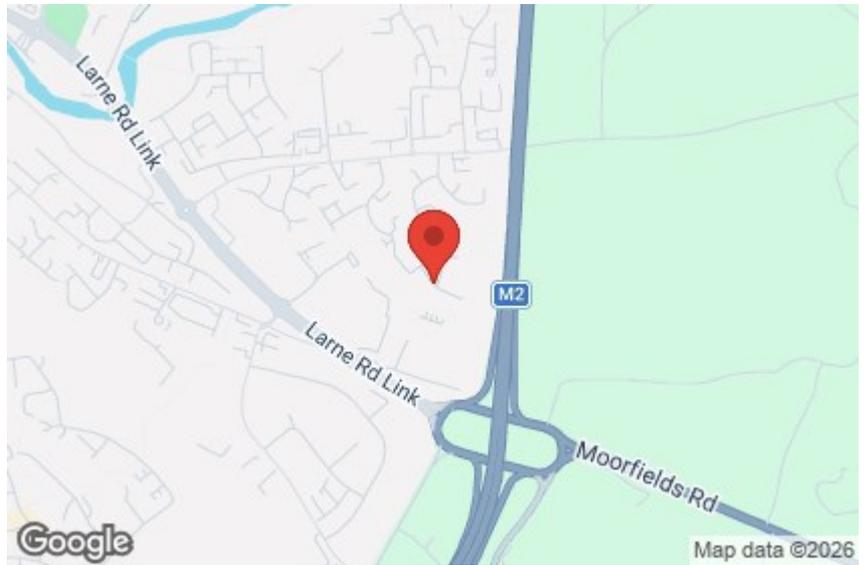
Please note, none of the services or appliances have been tested at this property.

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





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(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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