

## 7 Norfolk Square, Antrim, BT41 2SE



**PRICE Offers Over  
£124,950**

We are delighted to present this superb three-bedroom end terrace property, ideally located within the highly sought-after and rarely available Rathenraw development on the outskirts of Antrim town. Offering easy access to a wide range of local amenities and excellent transport links, this home is perfectly suited to modern family living.

Finished to a high standard throughout, the property benefits from double glazed windows and external doors, oil-fired central heating, a stylish fully fitted contemporary kitchen, and a modern ground floor WC. The first floor hosts three well-proportioned bedrooms along with a generous family bathroom.

Externally, the property enjoys a spacious site with a large garden area and off-street parking for two cars. The addition of solar panels further enhances the home's energy efficiency.

Early viewing is highly recommended to fully appreciate the quality and appeal of this excellent family home.

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## FEATURES

- Entrance hall with fully tiled flooring / Large walk-in storage room / Ground floor W/C
- Kitchen with informal dining area
- Full range of white contemporary style high and low level units
- Integrated oven and hob / Space for fridge freezer and washing machine
- First floor landing
- Three well proportioned bedrooms
- Modern white bathroom suite to include double ended panel bath with shower over
- PVC double glazed windows and external doors / Solar panels / Oil-fired central heating
- Private off street parking with space for up to two cars
- Gardens to the front and rear / Rear garden offering superb privacy

## ACCOMMODATION

### OUTSIDE FRONT

Artificial lawn. Reisen pathway leading to front door. Outside lighting.

### ENTRANCE HALL

PVC double glazed door to entrance hall with fully tiled flooring. Staircase to first floor. Large storage cupboard with fully tiled flooring, power and lighting. Understairs dog house or storage. Low voltage down lighting. Double radiator.

### GROUND FLOOR WC

Modern white suite comprising a wall mounted low flush push button WC, a slim slim line wash hand basin with black 'Monobloc' mixer tap and storage below. Fully tiled flooring and partially tiled walls. Single radiator.

### LOUNGE

13'0" x 11'9" (at max) (3.978 x 3.603 (at max))

Double radiator.

### KITCHEN WITH INFORMAL DINING

21'5" x 9'5" (at max) (6.547 x 2.882 (at max))

Full range of white contemporary style, high and low level handle less kitchen units with complimentary work surfaces and bevelled subway style splashback tiling. Over counter lighting. Single drainer ceramic sync unit with black mixer shower tap. Integrated appliances to include a four ring halogen hob with black glass angled overhead extractor fan. A low level combination of oven and grill, space for washing machine and space for an 'American' style fridge freezer. Broad board wood effect floor tiling. Peninsula with breakfast bar style seating. 2 x double radiators.

## REAR HALL

Single radiator. Broad board wood effect floor tiling. PVC double glazed door to the rear.

## FIRST FLOOR LANDING

Access to partially floored loft with drop down ladder. Hot press with insulated copper cylinder and shelving.

## BEDROOM 1

11'7" x 10'1" (3.552 x 3.095)

Wood laminate flooring. Single radiator.

## BEDROOM 2

13'0" x 8'8" (3.982 x 2.643)

Wood laminate flooring. Single radiator.

## BEDROOM 3

7'10" x 10'0" (at max) (2.410 x 3.063 (at max))

Wood laminate flooring. Single radiator.

## FAMILY BATHROOM

8'6" x 5'4" (2.604 x 1.643)

Modern white suite comprising a double ended panel bath with feature chrome mixer tap and mains shower over with 'Drench' shower head. A pedestal wash hand the basin with feature chrome 'Monobloc' mixer tap. A low flush push button WC. Fully tiled walls and fully tiled floors. Low voltage down lighting. Extractor fan. Chrome towel radiator.

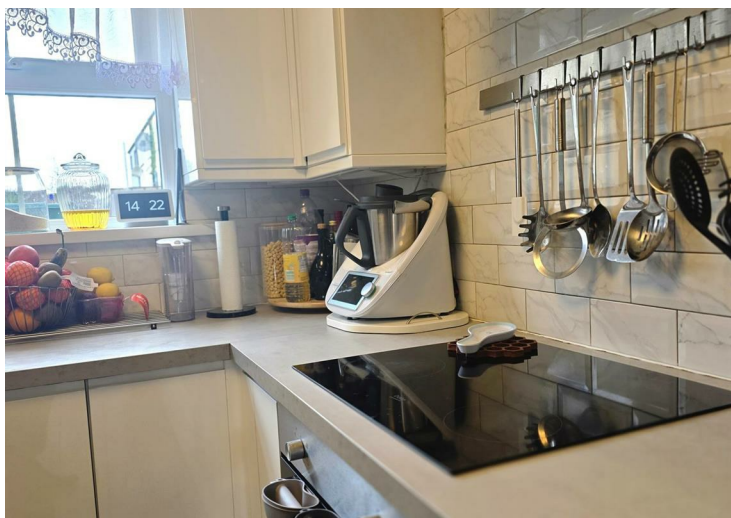
## OUTSIDE REAR

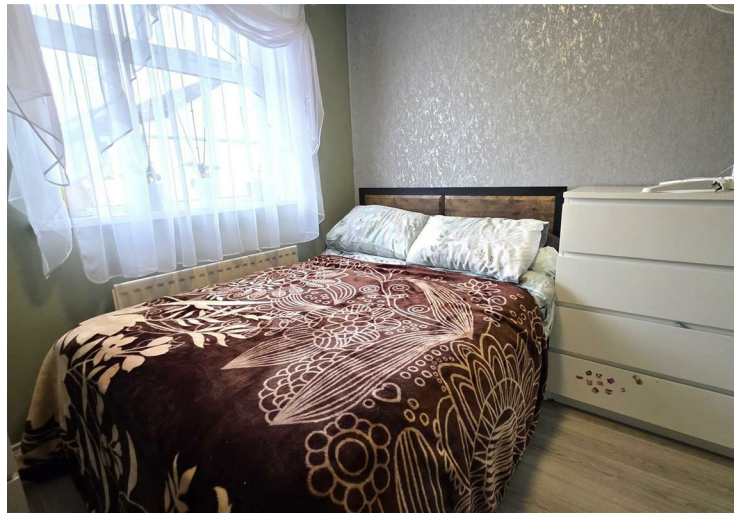
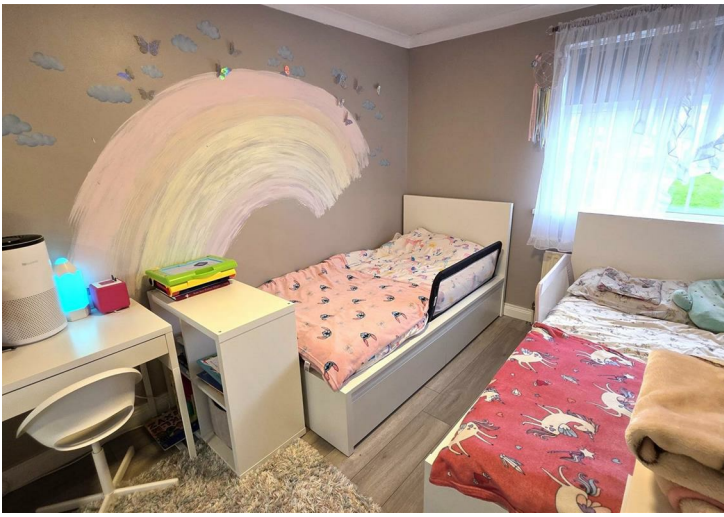
Fully enclosed rear garden, offering exceptional privacy. Six foot timber fencing and double gates to rear. Private off street parking for up to 2 cars. Large paved patio. Raised timber decking with mixed stone borders.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

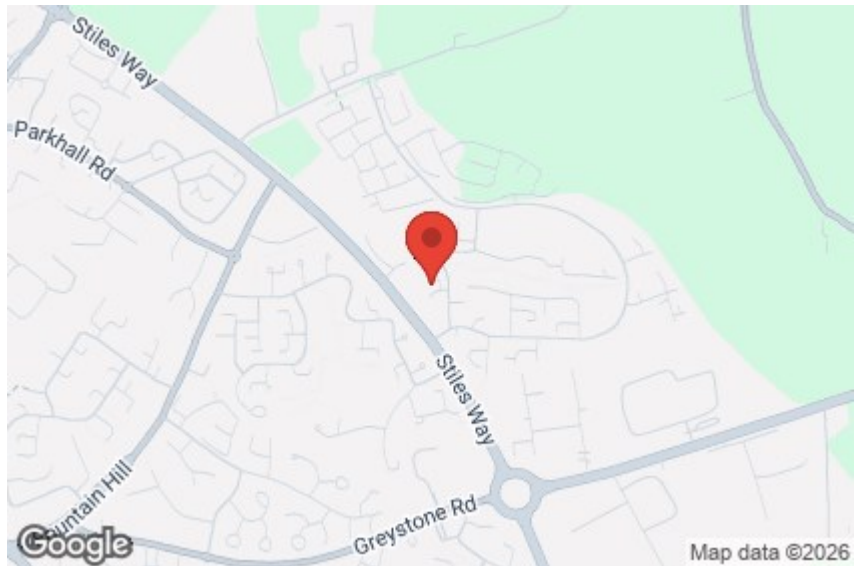
Please note, none of the services or appliances have been tested at this property.

Also please 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>75</b>	<b>84</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 2002/91/EC		



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