

254 Seven Mile Straight, Nutts Corner, Crumlin, BT29 4YT



**PRICE Offers Over
£425,000**



This is an exceptionally rare opportunity to acquire an architecturally designed detached storey-and-a-half residence extending to just under 3,500 sq. ft., set on a generous site in a superb rural location just off the Seven Mile Straight. Ideally positioned close to the Ballyutoag Road, the property offers excellent convenience to Belfast, Nutts Corner and Belfast International Airport.

Being offered for sale as an unfinished new build, the property has reached an advanced stage of construction, providing purchasers with a unique opportunity to complete and customise the interior to their own taste and specification. A luxury 'Bastille Taupe' shaker style kitchen with complementary 'Calacatta Quartz' work surfaces, a large matching kitchen island and a host of integrated appliances has already been installed, setting the tone for the high standard of finish throughout. Once completed, this impressive home will offer spacious, modern family living in a peaceful yet highly accessible setting.

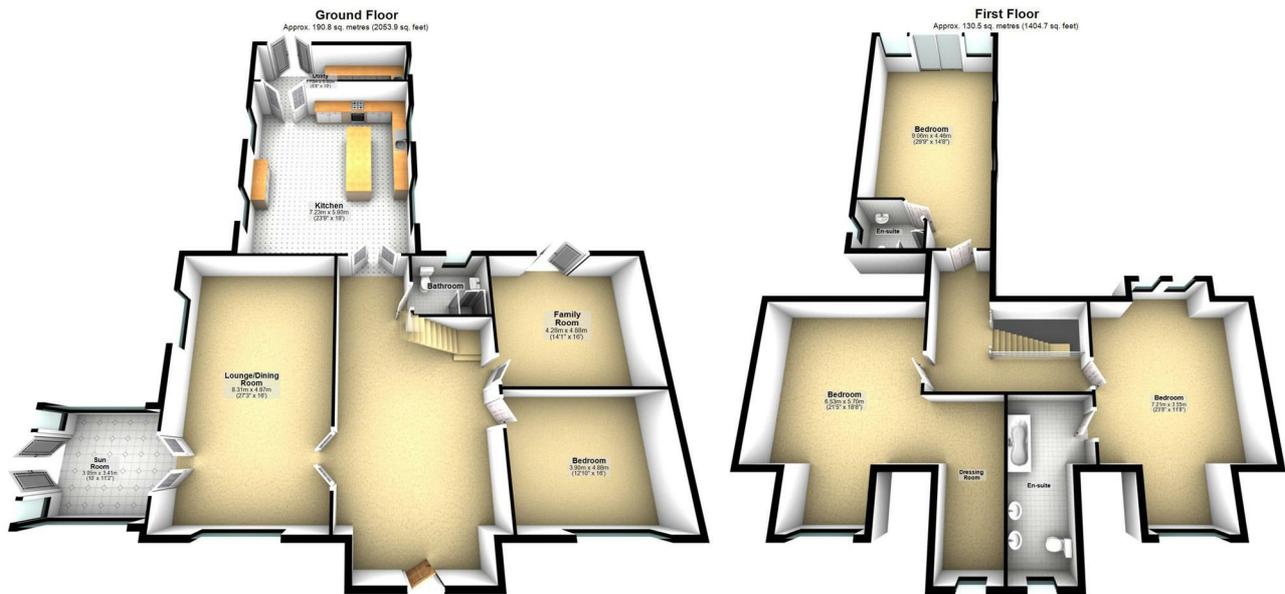
Early viewing is strongly recommended.

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Total area: approx. 321.3 sq. metres (3458.5 sq. feet)

Photos and Plans by houseplans.co.uk
Plans produced using PlanSolo.

254 7 Mile Straight, Nutts Corner

FEATURES

- Spacious entrance hall / Staircase still to be installed / Ground floor shower room / Part glazed French doors to;
- Lounge 27'2 x 15'11 with feature ceiling and concealed lighting / Part glazed French doors to Sunroom
- Family room / Bedroom 5 with PVC double glazed French doors to rear
- Ground floor Bedroom 4 with wood laminate floor laid in herringbone pattern
- Kitchen with informal living and dining area 23'8 X 19'0 / Full range "Bastille Taupe" woodgrain effect "Shaker" style high and low level units to include centre island / Complimentary quartz work surfaces
- Full range of integrated appliances to include five ring halogen hob, mid level oven and grill, microwave / oven combi, dishwasher and fridge freezer
- Utility room with full range of matching "Bastille Taupe" high and low level units / Metre squared fully tiled floor / PVC double glazed French doors to rear
- Spacious first floor landing / Access to hotpress and storage
- Three large first floor bedrooms / Two plumbed for ensembles / Principal bedroom with vaulted ceiling and fully glazed gable end and sliding patio style doors
- PVC double glazed windows and external doors / Oil-fired central heating / PVC fascia and soffits / Concrete laneway to property (some agricultural access)

ACCOMMODATION

ENTRANCE HALL

Large and welcoming entrance hall with p v c double glazed door and side lights. Full 1.00m x 1.00m floor tiling. Low voltage down lighting. Two double radiators. Glass panel double doors to

LOUNGE

27'2" x 15'11" (8.282 x 4.872)

Dual aspect windows. Lighting pelmets designed for LED strip. Low voltage downlighting. Wall tv points. Two double radiators. Glass panel double doors.

SUNROOM

11'2" x 9'10" (3.415 x 3.017)

One meter by one meter floor tiling. Views over the surrounding countryside. Two double radiators. PVC 'French' patio doors to the side.

LIVING ROOM / BEDROOM 5

16'0" x 14'0" (4.883 x 4.280)

'Herringbone' wood laminate flooring. Double radiator. 'French' patio doors to rear.

BEDROOM 4

16'0" x 12'9" (4.887 x 3.901)

'Herringbone' wood laminate flooring. Double radiator.

GROUND FLOOR SHOWER ROOM

Fully tiled walls and floors. Plumbed for 1,400mm walk in shower with tray installed.

KITCHEN WITH INFORMAL DINING

23'8" x 19'0" (7.224 x 5.799)

Full range of 'Bastille Taupe' high and low level 'Shaker' style kitchen units with complimentary 30mm 'Calcatta Quartz' works surfaces and upstands and black short handles. Integrated black ceramic sink. Large Kitchen island with five ring halogen integrated hob with pelmet above suitable for installation of overhead extractor (included and unfitted), additional storage and breakfast bar seating. Integrated appliances to include a mid level oven and grill, compact combi microwave and oven, dishwasher and full length fridge and freezer. One metre by one metre floor tiling. Low voltage down lighting. Dual aspect windows. Double radiator. Glazed double doors to;

UTILITY ROOM

19'0" x 5'8" (5.800 x 1.730)

Matching high and low level kitchen units with complimentary work services and upstands. Single drainer stainless steel sink unit. Plumbed for washing machine and space for tumble dryer. One metre by one metre floor tiling. Low voltage down lighting. Double radiator. PVC double glazed 'French' patio doors to rear.

FIRST FLOOR LANDING

Skylight. Double radiator. Hot press.

PRINCIPAL BEDROOM

30'2" x 14'7" (at max) (9.207 x 4.462 (at max))

This stunning, light-filled room is a true centrepiece of the home, boasting a striking vaulted ceiling and an impressive full-height glazed gable that perfectly frames uninterrupted countryside views. Flooded with natural light, the space creates a bright and airy atmosphere throughout the day, enhanced further by a large skylight and expansive glazing.

The contemporary black-framed sliding doors provide seamless access to the outdoors while adding a sleek, modern finish. The generous proportions offer exceptional versatility, ideal for use as a luxurious lounge, open-plan living area, or statement bedroom suite.

With its clean lines, minimalist finish, and breath-taking outlook, this space offers the perfect blend of modern design and tranquil rural living. Skylights. Low voltage down lighting. Double radiator.

ENSUITE

Plumbed for large quadrant shower. WC, wash hand basin and towel radiator. Skylight.

BEDROOM 2

16'0" x 23'6" (at max) (4.882 x 7.182 (at max))

(Into bay) Dual aspect windows. Contemporary rooflight windows are perfectly positioned within the sloped ceiling to maximise both brightness and outlook. The sleek, modern design not only enhances the sense of space but also frames attractive elevated views across the surrounding countryside. Low voltage downlighting. Double radiator.

ENSUITE

Plumbed for four piece suite to include separate shower and bath, WC, wash hand basin and towel radiator.

BEDROOM 3

21'4" x 16'3" (at max) (6.512 x 4.972 (at max))

Into bay. Views over surrounding countryside. Double radiator. Open to;

DRESSING ROOM

15'10" x 5'10" (4.851 x 1.796)

Views over surrounding countryside. Low voltage downlighting. Double radiator.

IMPORTANT NOTE TO ALL ADDITIONAL PURCHASERS;

Please note, none of the service 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.





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