



CHESTNUT WAY, LARNE OFFERS OVER £325,000

Extremely well presented split level, detached property. Currently presented as four bedrooms/three receptions (but could easily be five/ two) . A loved and established home offering adaptable and quality accommodation over four levels. Quiet Cul de sac. Elevated views across Larne Lough and beyond.

Detached Split level home
Lounge
Family living Room
Dining Room
Modern Kitchen
Master Bedroom with Wet room
Three further bedrooms
Family bathroom
WC
Oil Heating
Large enclosed rear garden
Ample parking
Generous detached garage
Close to all local amenities and minutes to main A8 for easy commute in all directions
Must be viewed to truly appreciate the quality accommodation on offer

Electricity supply: Mains
Heating: Oil
Water supply: Mains
Sewerage: Mains

Ground Floor

The working Heart of the home. This level includes Kitchen, Utility/storage, Dining Room and WC, leading to living and sleeping accommodation on upper and lower levels.
A great layout incorporating practical living with adaptable options throughout.

Entrance hall

Striking feature composite front door opening to a beautiful bright and elegant entrance hall with floor to ceiling windows. Solid wood flooring.

Kitchen

w: 5.06m x l: 3.04m (w: 16' 7" x l: 10')

Excellent range of high and low level white gloss kitchen units with contrasting work surfaces. Built in eye level oven, four ring hob and stainless steel extraction over. Integrated dishwashers. Space and plumbing for American Fridge Freezer. Laminate wood flooring.

Ample space for table and chairs

Open to utility and storage area. PVC door to enclosed side garden with washing line etc.

Dining

Currently used as a dining room this is a great size adaptable room suitable also as a third living, fifth bedroom or home office. Solid wood flooring.

WC

White suite comprising low flush WC, wall mounted sink with vanity unit. Feature tiled flooring.

FIRST FLOOR:

Half stair level to

Lounge

w: 6.19m x l: 3.93m (w: 20' 4" x l: 12' 11")

Large bright room with dual aspect windows. Feature fireplace with white surround, black marble effect inset and hearth. Open coal fire.

Fab elevated views over Larne towards harbour and across the lough. Solid wood flooring

Living room

w: 3.89m x l: 3.61m (w: 12' 9" x l: 11' 10")

Same elevated views. Lovely living room right opposite the main lounge perfect for family living or play room while maintaining close adult and 'tidy' space. Solid wood flooring.

SECOND FLOOR:

Half stair level to

Bedroom 3

w: 3.62m x l: 2.94m (w: 11' 11" x l: 9' 8")

Solid wood flooring

Bedroom 4

w: 3.05m x l: 3.05m (w: 10' x l: 10')

Solid wood flooring

Basement Level

Master bedroom

w: 3.9m x l: 3.66m (w: 12' 10" x l: 12')

Solid wood flooring.

Doors to rear garden with ramp access
Ensuite wet room

En-suite

w: 1.91m x l: 1.59m (w: 6' 3" x l: 5' 3")

Modern wet room with low flush WC, pedestal wash hand basin and thermostatically controlled rain shower.

Bedroom 2

w: 3.91m x l: 3.6m (w: 12' 10" x l: 11' 10")

Solid wood flooring

Bathroom

w: 2.76m x l: 2.45m (w: 9' 1" x l: 8')

Modern white suite comprising large bath, low flush WC and wall mounted sink. Separate shower cubicle with thermostatically controlled rain shower. White and grey marbled PVC paneling and feature flooring.

Garage

w: 6.16m x l: 4.29m (w: 20' 3" x l: 14' 1")

Large garage partially ready for conversion (subject to necessary statutory approvals). White roller shutter door to front. PVC door and window to rear. Insulated and plastered internally. Truss storage

Outside

Front driveway laid in pavior block with ample space for parking.

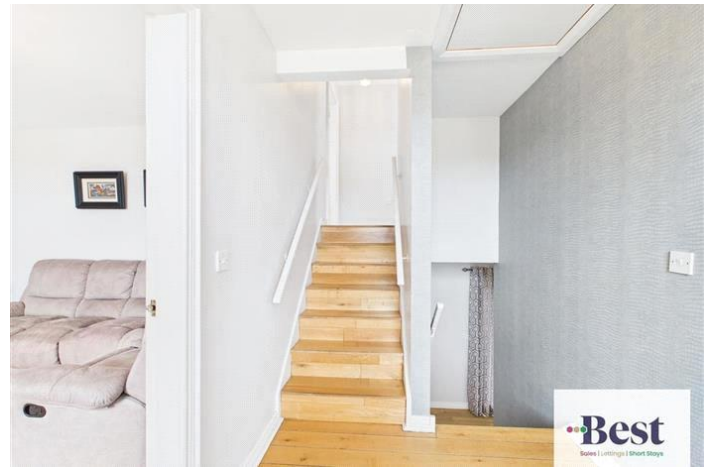
Side garden areas

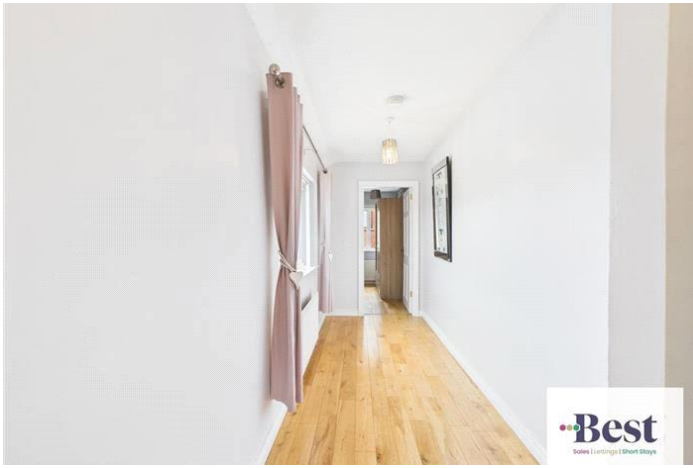
Fully enclosed rear garden laid in lawn. Sun trap morning to night.

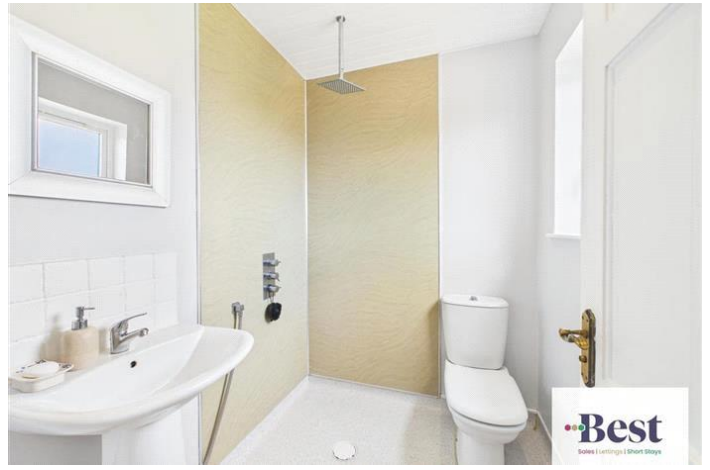
Attractive patio and stoned areas

PLEASE NOTE: We have not tested any appliances or systems at this property. Every effort has been taken to ensure the accuracy of the details provided and the measurements and information given are deemed to be accurate however all purchasers should carry out necessary checks as appropriate and instruct their own surveying/ legal representative prior to completion.













Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	60
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitments are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.