

## 4 Castleburn, Antrim, BT41 4NQ



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£424,950**

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**This is an incredibly rare opportunity to purchase a well presented four bedroom detached house with detached double garage occupying a generous site with superb sun orientation and open aspect to the rear nestled in an exclusive gated development in the sought after hamlet of Milltown, midway between Antrim and Randalstown. Offering the best of both worlds by virtue of a rural setting yet easy access to town, village and the M2 motorway for those who commute to Belfast or the West, this property is ideally suited to the growing family who require spacious bedroom accommodation and multiple reception rooms together with a spacious kitchen with informal dining area that has the added bonus of a utility room. With the recently constructed sunroom positioned directly off the informal dining area providing the ideal hub for entertaining and relaxing while enjoying the sun orientation and the beautifully landscaped gardens to the rear, this property is an oasis of tranquility that can truly be called "home".**

**Only on full internal inspection can one begin to appreciate the quality of this exceptional property.**

**Early viewing strongly recommended.**

## **FEATURES**

- Spacious entrance hall with solid wood floor / Staircase to first floor / Ground floor W/C
- Lounge 16'11 x 12'5 with open fire and feature sandstone surround / Dual aspect windows
- Dining room with solid wood floor and bevelled glass French doors to entrance hall
- Kitchen with informal dining area 24'4 x 13'2 / Full range of beech effect "Shaker" style high and low level units / Polished granite work tops / Integrated oven, hob, fridge freezer and dishwasher / Open to;
- Sunroom 17'1 x 13'6 with semi-vaulted ceiling and double glazed roof lights / PVC double glazed French doors to rear / Free standing cast iron multi solid fuel stove
- Utility room with full range of coloured high and low level units / Hardwood double glazed doors to covered rear porch
- First floor landing with access to hotpress / Corniced ceiling / Family bathroom with modern white suite to include curved shower bath
- Four well proportioned double bedrooms / Master with full range of built-in wardrobes and matching drawer sets / Ensuite shower room to master bedroom
- Hardwood double glazed windows and external doors / Oil-fired central heating / Mahogany six panel internal doors / Seamless aluminium gutters
- Superb site with excellent sun orientation / Open aspect to rear / Tarmac drive to side with off-street parking for five plus cars / Access to detached double garage (stud dividing wall between can be removed) / Landscaped gardens to front and rear

## ACCOMMODATION

Hard wood 6 panel entrance door with double glazed sidelights and over light to:

### ENTRANCE HALL

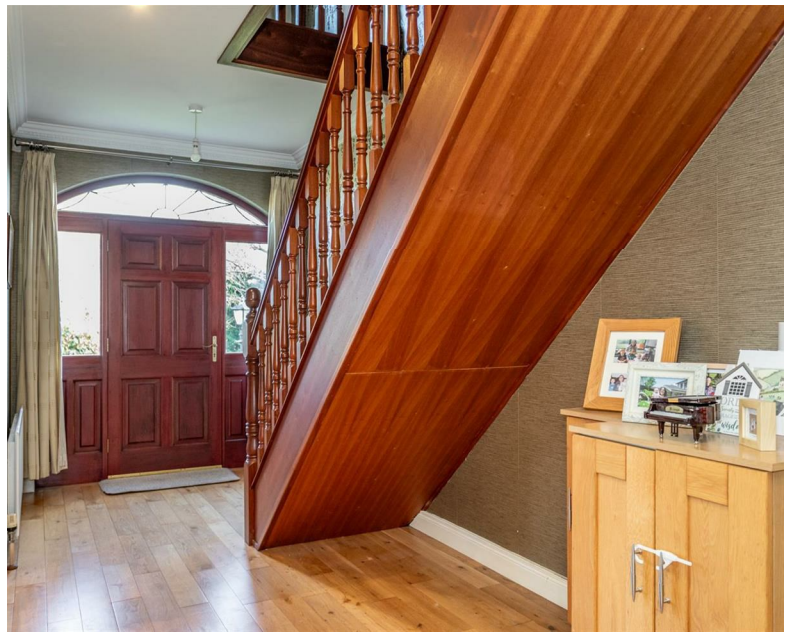
Solid wood floor. Single radiator. Staircase to first floor with moulded hand rail and turned balustrade. Ornate corniced ceiling. Low voltage down lights.

### LOUNGE 16'11 x 12'5 (5.16m x 3.78m)

Open fire with inset gas fire, sandstone effect surround and slate hearth. Corniced ceiling. Dual aspect windows. Two double radiators.

### DINING ROOM 12'5 x 12'5 (3.78m x 3.78m)

Solid wood floor. Corniced ceiling. Low voltage down lights. Double radiator. 8 pane bevelled glass French doors to entrance hall.



**GROUND FLOOR WC 8' x 4'1 (2.44m x 1.24m)**

White suite comprising low flush W/C and pedestal wash hand basin with mixer taps and tiled splash back. Fully tiled floor. Low voltage down lights. High level meter cupboard. Single radiator.



**KITCHEN INTO INFORMAL DINING 24'4 x 13'2 (7.42m x 4.01m)**

Full range of beech effect "Shaker" style high and low level units with glazed displays and polished granite work surfaces. Inlaid stainless steel sink unit with mixer taps and fluted drainer. Integrated four ring halogen hob with stainless steel and glass over head extractor with mid level combination oven and grill. Integrated fridge freezer and dish washer. Over window pelmet with low voltage down lights. Chinese slate floor to kitchen area. Double radiator and designer radiator. Open to Sunroom.



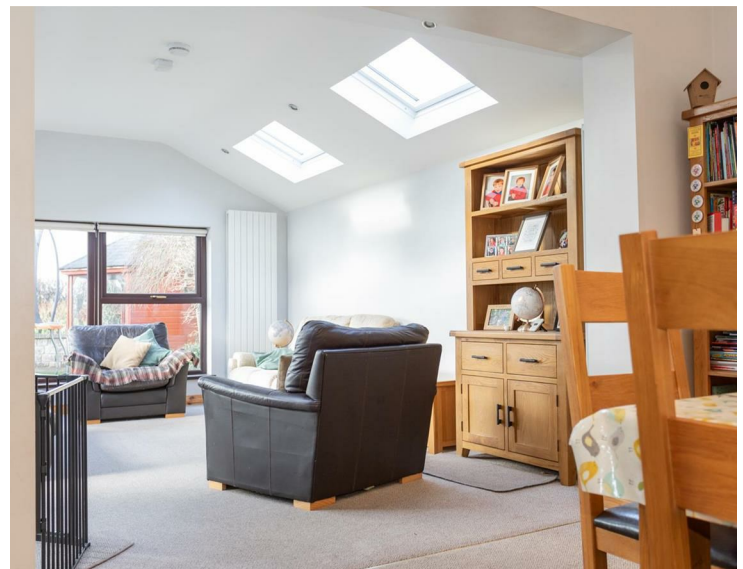
**UTILITY 7'9 x 7' (2.36m x 2.13m)**

Full range of part coloured high and low level units with contrasting work surfaces. Single drainer stainless steel sink unit and mixer taps. Plumbed for washing machine and space for dryer. Corniced ceiling. Chinese slate floor. Double radiator. Hard wood double glazed door to covered rear porch.



**SUNROOM 17'1 x 13'6 (5.21m x 4.11m)**

Semi-vaulted ceiling with four "Keylite" double glazed roof lights. Mahogany effect PVC double glazed windows and French doors. Free standing glass fronted cast iron stove. Low level radiator. Two upright designer radiators.



## FIRST FLOOR LANDING

Low voltage down lights. Decorative corniced ceiling. Hot press with insulated copper cylinder and immersion heater. Shelving above. Double radiator.

## BEDROOM 1 16'11 x 12'5 (5.16m x 3.78m)

Full wall of built-in wardrobes with glazed doors and matching drawer sets and vanity unit. Low voltage down lights. Dual aspect windows. Double radiator.

## ENSUITE 7'9 x 6'11 (2.36m x 2.11m)

Modern white suite comprising concealed flush push button low flush W/C and feature wash hand basin on "Wenga" wood stand with mixer taps, glazed open shelf and feature floor to ceiling splash back. Walk-in feature shower area with corner "shower station" comprising drench head, 6 body jets and retractable hand held shower. Curved glass screen. Fully tiled walls and floor. Low voltage down lights. Extractor fan. Polished chrome heated towel rail.



**BEDROOM 2 13'2 x 12'6 (4.01m x 3.81m)**

Center light and low voltage down lights. Single radiator.

**BEDROOM 3 13'2 x 11'6 (4.01m x 3.51m)**

Low voltage down lights. Single radiator.



**BEDROOM 4 12'5 x 7'5 (3.78m x 2.26m)**

plus wardrobe recess. Corniced ceiling. Single radiator.



**BATHROOM 9'2 x 8'9 (2.79m x 2.67m)**

(into bath recess) Modern white suite comprising push button low flush W/C, curved shower bath with directional jets, wall mounted tap and "Mira" Advance shower over. Curved glass screen. Moulded wash hand basin in vanity unit with mixer taps, glazed display shelves, low level storage drawer and open shelving. Low voltage down lights. Corniced ceiling. Fully tiled floor and walls with decorative insets. Extractor fan. Feature circular polished chrome heated towel rail.



## OUTSIDE

Garden to front in neat lawn and kerbed edging. Tarmac drive to side with off street parking for 5 plus cars. Mature tree. Gold stone display, well stocked in shrubs and trees. Tegula brick to front of garage.

### DETACHED DOUBLE GARAGE - LEFT SIDE 20'2 x 9'9 (6.15m x 2.97m)

Roller shutter door. Double radiator. Power and light. Access to loft storage. Work bench and part glazed storage cabinet.

### DETACHED DOUBLE GARAGE - RIGHT SIDE 19'7 x 9'7 (5.97m x 2.92m)

Roller shutter door sheeted to the inside. Wood laminate floor. Power and light. Hard wood single glazed window. Service door to side. Double radiator. Oil fired boiler. Work bench.

Feature timber gates to:

Fully enclosed and landscaped garden to rear in neat lawn, low level feature walling and paved patio area. Feature circular display area stocked in shrubs. Partially curved wall to rear. Tegula brick pathway. Large paved patio to rear of garage. PVC tank. Open aspect to fields beyond. Outside tap and power sockets. Pedestrian gate to side. Hexagonal part glazed Summer house.

### 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.



Total area: approx. 237.8 sq. metres (2559.3 sq. feet)  
Photography and Floor Plans by: [Habitat360.co.uk](http://www.habitat360.co.uk)  
4 Castleburn, Antrim



#### Energy Efficiency Rating

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



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**PRS** Property Redress Scheme