

10 Edgewood Court, Antrim, BT41 4PG



**PRICE Offers Over
£299,950**

We are delighted to offer for sale 10 Edgewood Court, Antrim.

This beautifully presented four bedroom detached home at 10 Edgewood Court offers spacious, modern living within a highly sought-after development, just a short walk from Antrim Town Centre and conveniently close to local amenities, schools, and transport links.

The ground floor boasts two well-proportioned reception rooms, ideal for both relaxing and entertaining, alongside a generous kitchen with informal dining. The kitchen is finished with solid oak shaker-style units, a range of integrated appliances, and a matching island, creating a stylish and practical heart of the home.

Upstairs, the property features four generous bedrooms, including a principal bedroom with ensuite and built-in storage, as well as a contemporary four-piece family bathroom.

Externally, the home benefits from a beautifully landscaped rear garden, perfect for outdoor enjoyment, leading to a spacious detached garage.

Early viewing is strongly recommended to fully appreciate all this superb home has to offer.

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Ballyclare
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9A Ballyclare Road
BT36 5EU
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FEATURES

- Spacious entrance hall with fully tiled floor / Staircase to first floor / Ground floor WC
- Two generous reception rooms / Both with feature fireplaces
- Kitchen with informal dining area / Full range of solid oak 'Shaker' style high and low level units and matching kitchen island
- Range of integrated appliances to include 'Neff' oven microwave, dishwasher and a five ring gas hob
- Space for fridge freezer / Separate utility area with integrated washing machine and tumble dryer
- Four well proportioned bedrooms to the first floor including Principal with ensuite and integrated storage
- Four piece family bathroom to include panel bath and separate enclosed shower with power shower
- Tarmac drive with space for up to four cars / PVC double glazed windows / Oil-fired central heating
- Fully enclosed and recently paved garden to rear providing excellent sun orientation
- Superb and exceptionally rare opportunity for young and growing families alike

ACCOMMODATION

OUTSIDE FRONT

Tarmac drive to side with space for 3 cars. Neat lawn. Paved pathway leading to front door. Outside lighting.

ENTRANCE HALL

Triple glazed door to spacious entrance hall. Staircase to first floor with moulded handrail and turned balustrading. Understairs storage. Double radiator.

GROUND FLOOR WC

Modern white suite comprising a 'Vanity' wash hand basin with chrome 'Monobloc' mixer tap. A low flush push button WC. Fully tiled flooring. LED backlit touch mirror. Extractor fan.

RECEPTION 1

14'2" x 12'2" (4.333 x 3.724)

Feature gas fire with ornate cast iron and marble surround. Dual aspect windows. Double radiator

RECEPTION 2

16'5" x 9'3" (5.021 x 2.828)

Feature contemporary style electric fire. PVC double glazed 'French' patio doors to rear. Double radiator.

KITCHEN WITH INFORMAL DINING

19'3" x 16'2" (at max) (5.876 x 4.937 (at max))

Full range of solid oak 'Shaker' style, high and low level kitchen units with contrasting work surfaces and splashback tiling. Display cabinets with integrated lighting. Over counter lighting. Matching kitchen island with additional storage, wine wrack and breakfast bar style seating. One and a quarter bowl stainless steel sink unit with shower mixer tap and pelmet lighting over. Integrated appliances to include a five ring gas hob with 'Neff' stainless steel overhead extractor fan. A mid level 'Neff' combination oven and grill. A 'Neff' microwave and dishwasher. Separate utility area with matching kitchen units and work surfaces featuring an integrated washing machine and tumble dryer. Larder cupboard. Space for fridge freezer. Fully tiled flooring. Low voltage downlighting. Double radiator. PVC double glazed door to the rear.



FIRST FLOOR LANDING

Access to loft. Hot press with insulated copper cylinder and pump for power showers. Single radiator.

BEDROOM 1

14'2" x 12'2" (4.321 x 3.716)

Integrated bedroom storage with sliding doors, clothing rails, shoe wracks, drawers, pull out shelving and integrated lighting. Double radiator.



ENSUITE

Modern white suite comprising an enclosed quadrant corner shower featuring a power shower with rainfall shower head, secondary attachment and partially glazed doors. A 'Vanity' wash hand basin with chrome 'Monobloc' mixer tap and LED touch sensitive backlit mirror with european power sockets. A low flush push button WC. Extractor fan. Fully tiled flooring and mostly tiled walls. Chrome towel radiator.

BEDROOM 2

14'3" x 8'1" (4.345 x 2.475)

Double radiator.

BEDROOM 3

14'1" x 7'8" (4.313 x 2.360)

Double radiator.

BEDROOM 4

11'0" x 8'3" (3.372 x 2.525)

Single radiator.



FAMILY BATHROOM

11'0" x 7'10" (3.372 x 2.391)

Generous four piece white bathroom suite comprising a corner panel bath with feature 'Victorian' style chrome mixer tap and telephone shower attachment. Pedestal wash hand basin with chrome 'Victorian' style hot and cold taps. Low flush WC. Enclosed corner shower featuring a power shower with 'Rainfall' shower head, secondary attachment, fully tiled splashback and decorative glazed door. Fully tiled flooring and contrasting partially tiled walls. Extractor fan. Double radiator.

DETACHED GARAGE

Roller door. Power and lighting. Service door to rear garden.

OUTSIDE REAR

Fully enclosed rear garden offering exceptional privacy on sun orientation. Large paved patio with steps down to neat lawn. Outside tap and outside lighting. Timber pedestrian gate to driveway and opposite side. Mixed stone bedding. With specimen shrubbery.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

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

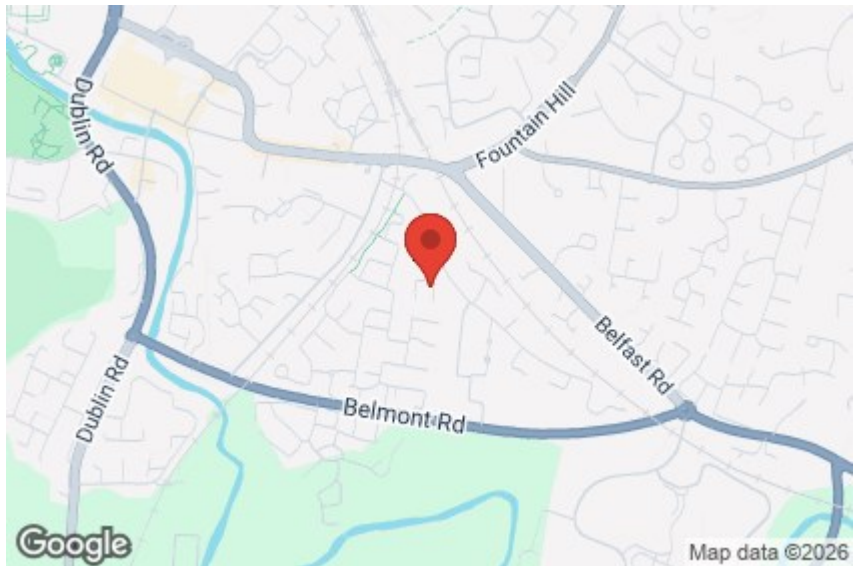
Please also be aware, property boundaries are an estimation and are to be confirmed via your solicitor.





Energy Efficiency Rating

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