



## CHELMSFORD PLACE, LARNE OFFERS OVER £325,000

Definitely one of those properties that just don't come to market often. As if being tucked right off our beautiful promenade isn't enough, this detached house has outstanding gardens to the rear- Large, private sun trap, you could be anywhere within this space - a privilege for any family to grow.

Detached house with an integral garage  
Very generous Lounge / dining  
Further large Family Room  
Great Kitchen with ample space for dining  
Downstairs WC  
Three Bedrooms on first floor  
Shower room

Integral garage and workshop could be suitable for further accommodation, subject to necessary approvals  
Patio

Outstanding rear garden area

Sheds, Garden house

Double Driveway

Located less than a minute to the waterfront, Promenade and Sandy Bay

Minutes to the Leisure Centre, with easy access to the Train Station, pubs, restaurants and all local amenities

This is a real gem

Parking options: Driveway, Garage, Off Street

Garden details: Enclosed Garden, Front Garden, Private Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

### **Front Porch**

Tiled flooring. Double doors to

### **Entrance hall**

Welcoming space with real wood flooring and staircase leading to first floor.

### **WC**

White suite comprising WC and vanity sink unit

### **Lounge**

w: 7.86m x l: 4.89m (w: 25' 9" x l: 16' 1")

Very generous open plan lounge and dining space with a bright Bay window. Originally two rooms, this large space gives off grandeur and traditional vibes with its full height and corning features.

### **Kitchen**

w: 4.89m x l: 4.03m (w: 16' 1" x l: 13' 3")

A generous kitchen with an excellent range of high and low level white units and contrasting work surfaces. Bank storage wall. Four ring electric hob and built in eye level double oven. Integrated dishwasher. Space for American style Fridge Freezer. Lots of room for table and dining. Recessed lighting and real wood flooring.

This room lead to:

### **Family Room**

w: 5.94m x l: 3.3m (w: 19' 6" x l: 10' 10")

another very large reception room. Coming off the kitchen and leading to the garden it is such a picturesque and peaceful room. Feature wall mounted Fireplace. French doors opening onto a raised patio with a beautiful garden beyond. This room is also accessed from the main front lounge.

### **FIRST FLOOR:**

#### **Landing**

#### **Bedroom 1**

w: 2.7m x l: 2.13m (w: 8' 10" x l: 7' )

#### **Bedroom 2**

w: 3.8m x l: 2.5m (w: 12' 6" x l: 8' 2")

#### **Bedroom 3**

w: 4.27m x l: 3.28m (w: 14' x l: 10' 9")

#### **Shower Room**

Recently refurbished shower room with a modern suite - white shower cubicle, thermostatically controlled shower with curved glass door and a vanity sink unit. PVC panelled walls.

### **WC**

White Low flush WC separated beside the shower room.

### **Garage**

The gift of space that keeps giving. Substantial garage integral to the property currently used as a garage / workshop area. Light, power, plumbing for utilities, heating and tiled flooring in the workshop leading to the front garage area with elevated ceilings and stable style opening front doors.

### **Outside**

I just cant say enough about the feel of this garden.

To have a location so close to the sea there is sometimes a garden compromise. NOT HERE !!

A raised patio with balustrades leads on to a mature and beautiful enclosed garden benefitting from a life time of care and attention.

Trees, shrubs, planted areas, lawn, patio, courtyard, pergola, seated spots ..... if a safe spot for watching your family, or, on the opposite scale, a private mature place to enjoy your well earned 'own time' are high on your priority list, then you should definitely view this home.

Garage and Work shop are described above

There are covered lean to areas on the opposite side in front of the other driveway.

In the garden there are potting sheds and a garden workshop at the bottom

Other factors

Currently presented as a three bed, two large reception, this house has plenty of potential for adaptable accommodation. The Double driveway in my thoughts gives flexibility that (subject to statutory approvals) may also allow adding accommodation, should you require.

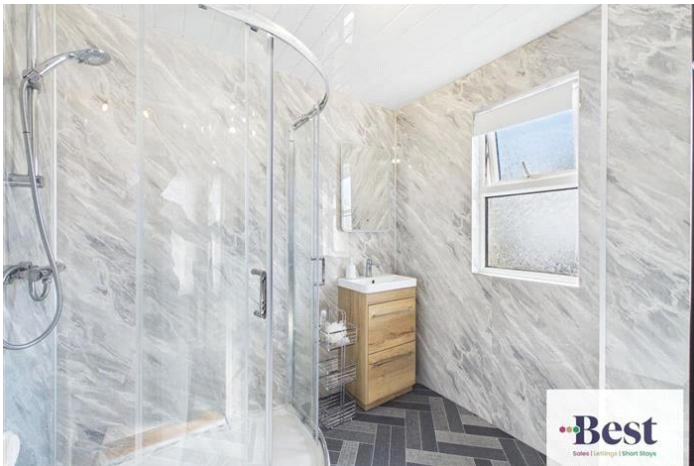
Location wise it is unique, offering sea views from the front door, enclosed mature gardens to the rear, open public green space within seconds and water front sea walks in under a minute.

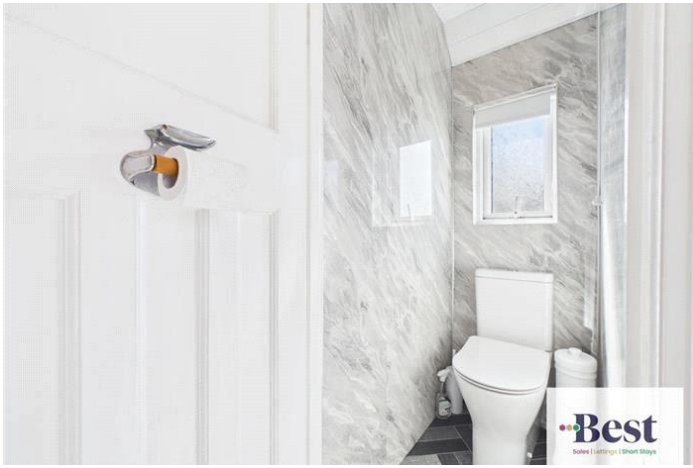
Popular eateries such as The Prom Cafe, Olderfleet Bar and Restaurant, Curran Court Hotel and much more, are all within easy walking distance. Shops / schools/ Nurseries, Larne Harbour Train Station and Port of Larne are all in the immediate area. Larne Main Street, Bus depot and direct A8 transport links within minutes

Ready for it next chapter, a detached home in this location is not something that comes along very often - must be viewed to truly appreciate what is on offer.

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.













Floor 6

Best

Approximate total area?  
401 sq ft  
37.0 sq m



Floor 7

Best

Approximate total area?  
401 sq ft  
37.0 sq m



Floor 8

Best

Approximate total area?  
401 sq ft  
37.0 sq m



Floor 8

Best

Approximate total area?  
401 sq ft  
37.0 sq m



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/fittings 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.