



## CLOVER BROOK, LARNE OFFERS OVER £215,000

Recently constructed, Three Bedrooms and Three Bathrooms (one WC). This a very desirable family home on a large corner site. Presented to an exceptional standard throughout, it will appeal to many buyers due to its location minutes from the main Belfast Bus Route. Early viewing highly recommended

## Fabulous Semi Detached

Located on a large corner site giving great size rear garden

Lounge with feature fire inset

Excellent kitchen / dining / snug

Downstairs WC

Three good size bedrooms (master en suite)

Large family bathroom

A uniquely shaped semi laid out to give maximum space and presented in a bright modern decor with attention to detail evident throughout.

Walking distance to the Main Belfast bus stop and minutes to the A8 with an easy commute in all directions.

Priced to sell!

Only upon viewing can you truly appreciate the accommodation on offer - Don't miss out

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

## Ground Floor

### Entrance hall

Bright and generous hallway - setting the vibe for the rest of this home. Tiled flooring

### Living room

w: 4.28m x l: 3.64m (w: 14' 1" x l: 11' 11")

A lovely bright room with attractive gas fire inset. Laminate wood flooring

### Kitchen / Dining / Snug

w: 8.83m x l: 3.16m (w: 29' x l: 10' 4")

Excellent open plan space. Modern white kitchen units finished to a very high standard with lots of extras built in. Integrated double oven, washer/dryer and dishwasher. Breakfast bar with hob and feature pop up extraction. Plenty of storage and quality double pantry unit.

Large dining space and room for seating.

French doors leading to back garden making it bright, spacious and flow easily for family living / entertaining

### WC

White suite comprising low flush WC and wall mounted wash hand basin. Tiled flooring.

## FIRST FLOOR:

### Master bedroom

w: 4m x l: 3.62m (w: 13' 1" x l: 11' 11")

Great size room with oak laminate wood flooring

### En-suite

w: 2.5m x l: 1.2m (w: 8' 2" x l: 3' 11")

Modern white suite comprising low flush WC, vanity sink unit, shower enclosure with sliding glass door, chrome thermostatic shower with rain fall head. Feature splash back. Tiled flooring

### Bedroom 2

w: 3.18m x l: 3m (w: 10' 5" x l: 9' 10")

A good size double room with oak laminate flooring and a lovely bright rear outlook

### Bedroom 3

w: 3.35m x l: 3.15m (w: 11' x l: 10' 4")

A third double room.

### Bathroom

w: 3.15m x l: 2.24m (w: 10' 4" x l: 7' 4")

Generous bathroom with a modern white suite comprising low flush WC, pedestal wash hand basin, corner bath, separate corner shower cubicle with thermostatically controlled bar shower. Feature wall tiling, tiled floors.

### Outside

Only on viewing can you really grasp the benefit of the corner plot and how the layout of this house gives so much additional space to the rear and side. Its wide back garden is fully enclosed and has a great size lawn. It benefits from two paved patios, one straight from the patio doors which has been extended to give maximum space and then another raised to the side for enjoying sunny days, BBQ's and outside entertaining. Plants, borders and boxes bring character and warmth.

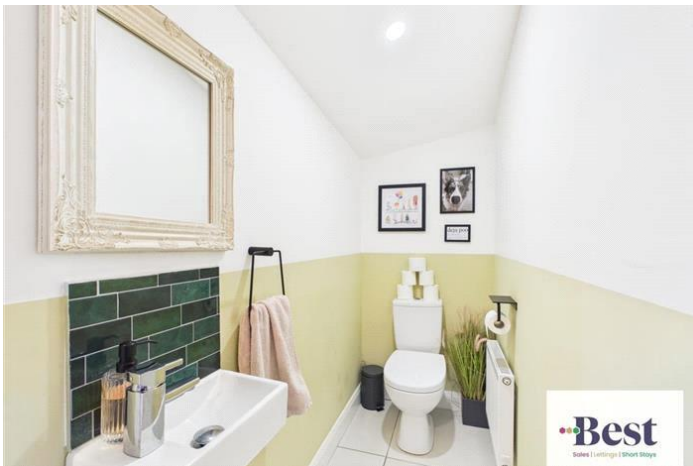
The front driveway is laid in stone and provides ample off road parking

Green area to the front adds to privacy

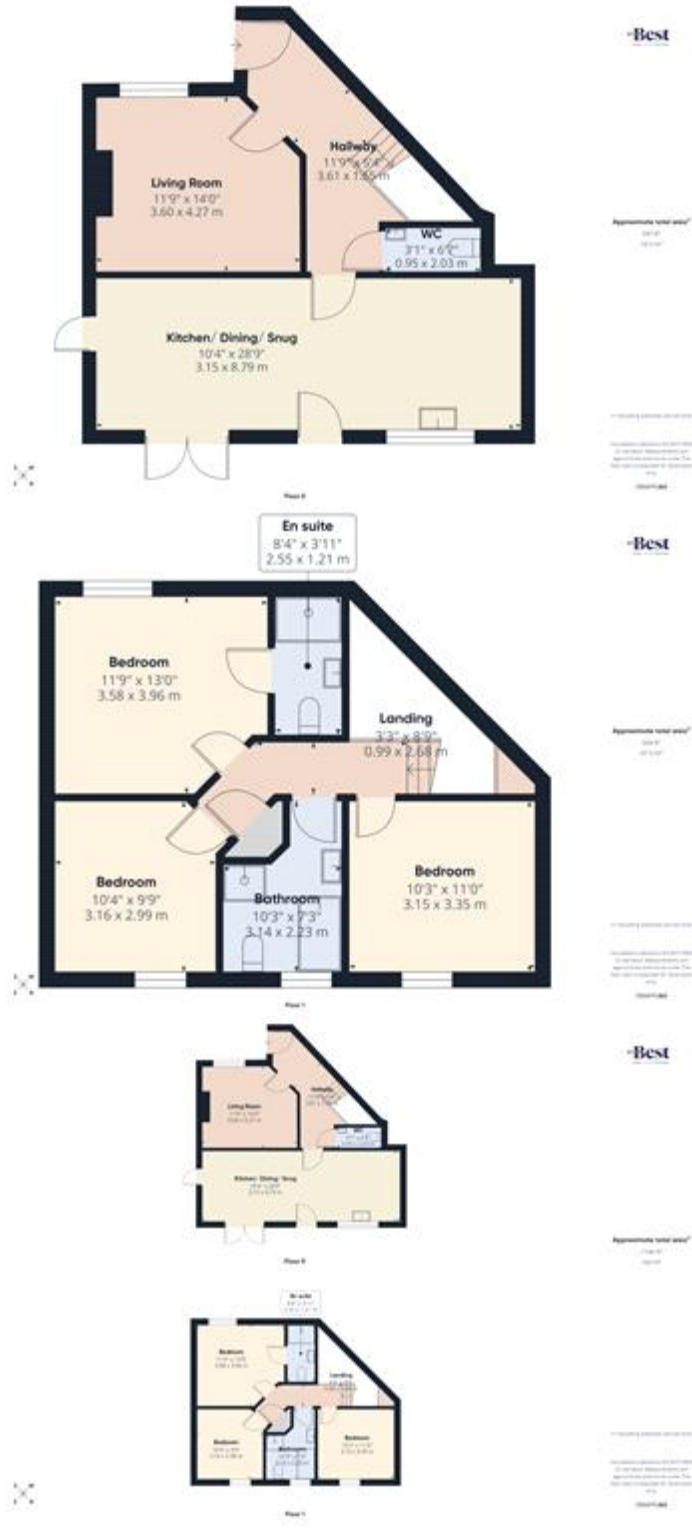
Early viewing is highly recommended

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-)	<b>A</b>		
(81-91)	<b>B</b>	84	84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		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/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.