



**FOR SALE**

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**1 Whitethorn Grove, Kinallen BT25 2DJ**

**Offers in the Region of £210,000**

## PROPERTY DESCRIPTION

A well presented detached property located on an elevated site within this popular residential development.

The property benefits from 4 spacious Bedrooms, along with a good size rear garden.

The property is within walking distance to local shops and school, and within a 10 minute drive from the A1 for those wishing to commute.



### Accommodation comprises:-

Reception Hall; Downstairs w.c.; Lounge; Kitchen/Dining Area; Utility Room.

**First floor:** 4 Bedrooms (Master Ensuite); Bathroom.

**Specification includes:** Oil fired central heating; PVC double glazed windows.



**Outside:** Tarmacadam driveway leading to Detached Garage (4.85 x 3.32) - currently converted into a salon with w.c. and wash hand basin.

Paved patio area. Good size rear garden laid to lawn. Light and tap.



**LOCATION:** From Kinallen Village take the Kinallen Road. Turn left into Whitethorn Brae, then first left into Whitethorn Grove.



## **GROUND FLOOR**

### **RECEPTION HALL**

Hardwood front door with glazed panels.

### **DOWNSTAIRS W.C.**

Wash hand basin with mixer tap and w.c. Tiled floor.

### **LOUNGE**

6.73m (22'1") x 4.25m (13'11")

Feature fireplace with cast iron inset, tiled hearth and wooden surround. Oak flooring.

### **KITCHEN/DINING AREA**

6.7m (22'0") x 2.94m (9'8")

Range of high and low level units. Large and small bowl single drainer stainless steel sink unit with mixer tap. Space for cooker. Integrated fridge/freezer. Space for dishwasher. Part tiled walls. Tiled floor. PVC patio doors.

### **UTILITY ROOM**

2.38m (7'10") x 1.79m (5'10")

Plumbed for washing machine. Space for tumble dryer. Tiled floor.

## **FIRST FLOOR**

### **LANDING**

Hotpress.

### **MASTER BEDROOM**

3.71m (12'2") x 3.69m (12'1")

Laminate wooden floor.

### **ENSUITE SHOWER ROOM**

To include part panelled shower cubicle with shower; vanity wash hand basin with mixer tap and cupboards below; and w.c. Fully tiled walls. Tiled floor.

### **BEDROOM 2**

3.04m (10'0") x 2.76m (9'1")

Built-in wardrobe. Laminate wooden floor.

### **BEDROOM 3**

3.04m (10'0") x 2.75m (9'0")

Laminate wooden floor.

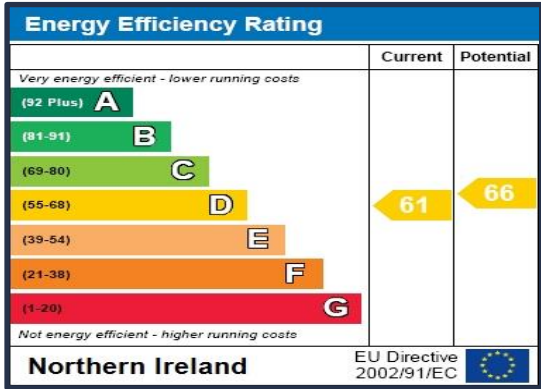
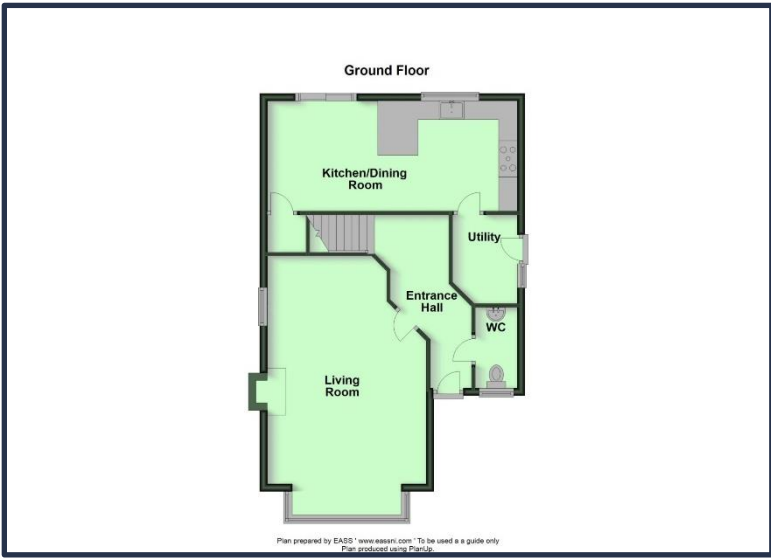
### **BEDROOM 4**

3.02m (9'11") x 2.5m (8'2")

Laminate wooden floor.

### **BATHROOM**

White suite to include panelled bath with centred mixer tap; wash hand basin with mixer tap; and w.c. Fully tiled walls. Tiled floor. Extractor fan.



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