



14 Kilcross Road, Nutts Corner, BT29 4TA

- Detached Villa (c.2,800 Sq Ft To Include Garage)
- Four+ Reception Rooms
- Bathroom; Separate Shower Room
- Utility Room; Study / Crafts Room
- Large Integral Garage
- Five Bedrooms; Principal Bedroom With En Suite
- Kitchen With Informal Dining Area
- Oil Heating; Double Glazing
- Generous Sized Private Driveway
- Generous Sized Gardens Front, Side And Rear

Offers Over £319,950

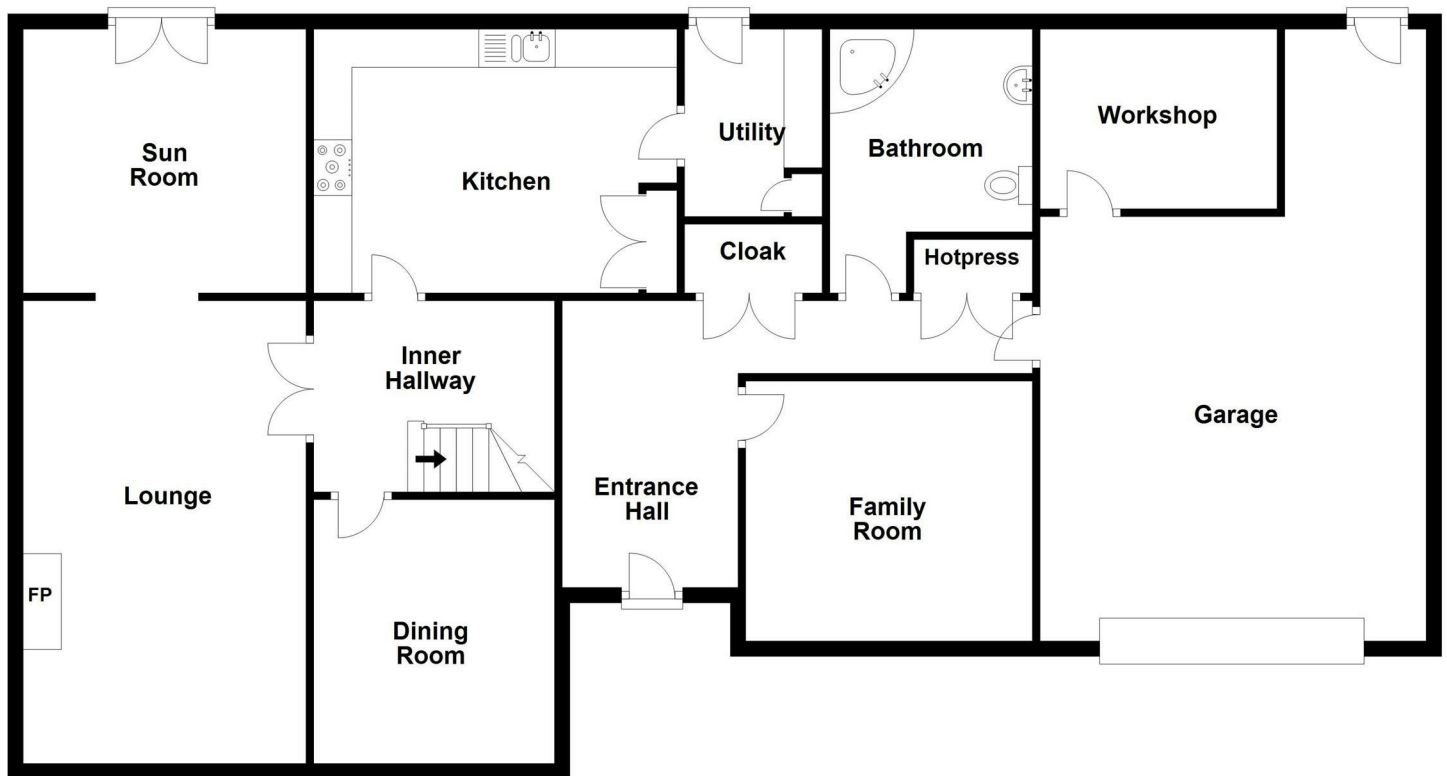
EPC Rating D



14 Kilcross Road, Nutts Corner, BT29 4TA

Ground Floor

Approx. 154.4 sq. metres (1661.9 sq. feet)



Total area: approx. 268.1 sq. metres (2886.3 sq. feet)

For more information, please contact us via our website or by email. All measurements are for information only. We do not accept liability for any errors or omissions. Please refer to the full floor plan for details.

14 Kilcross Road

PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood, double glazed front door with matching twin side panels. Access to cloakroom, hot press and internal garage. Stairwell to gallery style landing. Glass panelled French doors leading to:

LOUNGE 19'11" x 12'1"

Gas fire in granite fireplace with matching hearth and contrasting polished limestone surround. Glass panelled French doors leading to dining room. Open arch leading to:

SUN ROOM 12'0" x 11'1"

Tiled floor. PVC double glazed French door to rear garden.

DINING ROOM 11'1" x 10'9"

Picture window to front elevation.

FAMILY ROOM 12'3" x 11'1"

Open fire with back boiler link up system to water and heating. Marble fireplace with granite inset, matching hearth and mahogany surround.





KITCHEN WITH INFORMAL DINING AREA 16'0" x 11'1"

Country style fitted kitchen with range of high and low level storage units in solid oak door and contrasting granite effect melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Space for range style oven with extractor hood over. Integrated fridge freezer and dishwasher. Glass fronted display cabinets. Splash back tiling to walls. Under lighting to high level units and window pelmet. Karndean flooring.

UTILITY ROOM 7'10" x 5'10"

Range of high and low level storage units and contrasting melamine work surface. Stainless steel sink unit with draining bay. Plumbed for automatic washing machine. Space for tumble dryer. Splash back tiling to walls. Karndean flooring. Hardwood, double glazed door to rear garden.

BATHROOM

Three piece suite comprising panelled corner bath, pedestal wash hand basin and WC. Half tiling to walls.

FIRST FLOOR

LANDING

PRINCIPAL BEDROOM bay

Built in triple wardrobe. Dual aspect windows.

EN SUITE SHOWER ROOM

Three piece suite comprising tiled shower enclosure, pedestal wash hand basin and WC. Electric shower. Part tiling to walls.

BEDROOM 2 widest points

Wood laminate floor covering. Fitted wardrobes.

BEDROOM 3 11'5" x 11'1"

Twin access points to under eaves storage. Fitted wardrobes.

BEDROOM 4 widest points

Access to roof space.

BEDROOM 5 12'1" x 8'6"

Access to under eaves storage. Fitted wardrobes.

SHOWER ROOM

Three piece suite comprising fully tiled shower enclosure, pedestal wash hand basin and WC. Electric shower. Part tiling to walls.

EXTERNAL

Double gates leading to generous sized driveway finished in asphalt.

Tiled entrance porch.

Gardens front, side and rear finished in lawn and paved patio area.

PVC soffits, fascia and rainwater goods.

PVC oil storage tank.

External lighting.

Outside tap.

LARGE INTEGRAL GARAGE alcove to rear

Up and over double door. Separate service doors to entrance hall and rear garden. Power, light and oil fired central heating boiler.





STUDY / CRAFTS ROOM 10'1" x 7'10"

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.



Immaculately presented, five bedroom / four+ reception, detached villa extending to c.2,800 sq ft, to include large integral garage, occupying a generous sized site, conveniently located on the Kilcross Road, situated off the Long Rig Road, Nutts Corner. The property comprises entrance hall, lounge with gas fire, separate family room, dining room, sitting room with open fire (back boiler link up system), kitchen with informal dining area, utility room, five well proportioned first floor bedrooms, to include principal bedroom with en suite shower room, bathroom with three piece suite, and separate shower room three piece suite. Externally the property enjoys double gates leading to generous sized driveway finished in asphalt, large integral garage, study/crafts room, and gardens front, side and rear finished in lawn and paved patio area. Other attributes include oil fired central heating and double glazing. Early viewing highly recommended to avoid disappointment.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

INVESTORS IN PEOPLE
We invest in people Gold

PRS Property Redress Scheme

Proudly sponsoring

Northern Ireland Children's Hospice

Awards

Telegraph
PROPERTY AWARDS 2018
in partnership with

Telegraph
PROPERTY AWARDS 2019
in partnership with

Shortlisted
TheNegotiator Awards 2018

Shortlisted
TheNegotiator Awards 2019

THE INVESTORS IN PEOPLE
AWARDS 2019
Finalist

TheNegotiator
AWARDS 2019
GOLD

WE ARE MACMILLAN.
CANCER SUPPORT