

65A Craigstown Road, Randalstown, Antrim, County Antrim, BT41 2NP**Asking Price £425,000**

We are delighted to bring to market this stunning four bedroom, contemporary, detached chalet home of circa 2,660 sqft (247sqm). This new home is currently under construction, by the highly acclaimed and well established local developer Estco Developments. This substantial family home will provide modern and will appeal to many. Set on a generous site off the Craigstown Road, on the periphery of Randalstown, this home is also about location. Randalstown is nearby as are the towns of Antrim and Ballymena. The main arterial routes are close by allowing easy commuting to Belfast, the respective airports and further afield.

As stated, this desirable family home is currently under construction. Subject to timings and contracts a purchaser may have the opportunity for some degree of input into certain aspects of the internal layout. The finishes are of course the purchasers choice under the quality Turnkey Package offered by Estco Developments.

Viewings are by appointment only by contacting or Ballymena office 028 256 55733 & Antrim office on 028 9446 6777.



FEATURES

- New Build Contemporary Styled Chalet (247sqm / 2,660sqft)
- Four Bedrooms / Three En-Suites
- Open Plan Kitchen/Dining/Family
- Detached Garage
- Highly Acclaimed Developer
- 10 Year NHBC Warranty
- All Pictures and Plans are for Illustration Purposes Only and May Differ

ACCOMMODATION

TURNKEY FINISH SPEC

CRAIGSTOWN ROAD - TURNKEY FINISH SPECIFICATION

This contemporary style home is currently under construction by the highly acclaimed Estco NI and is offered with a Turnkey Finish and NHBC Warranty upon completion.

KITCHEN

Contemporary range of luxury kitchen finish from Award Winning Kitchen Designer Johanna Montgomery with choice of doors and wooden worktop.

- Kitchen integrated appliances to include electric hob, oven, fridge freezer.
- Optional Gas Hob
- Fully tiled floor to kitchen/family living and boot room.

SANITARY WARE

- Modern white sanitary ware to bathrooms, en-suites and WCs
- Fully tiled floor within Bathrooms, Cloak and en-suites
- Fully paneled shower enclosures and tiled splash backs to sinks and baths

INTERNAL DETAILING

- Pre finished solid internal doors with contemporary styled door furniture
- 8 inch painted skirting boards and architraves
- Solid wood stairs, balustrades and handrails
- Wired for alarm system
- Walls and ceilings painted in emulsion
- Quality underlay carpet to bedrooms, stairs and landing
- Excellent level of floor, walls and roof space insulation to latest Building Control regulations
- Ground floor under floor heating and radiators to first floor. All rooms individually zoned. Oil fired central heating with condensing boiler.

EXTERNAL FINISHES

- Stone cladding to front, side elevation
- Double glazed windows in uPVC anthracite grey frames
- Composite front and side door with 5 point locking system
- Seamless aluminum guttering and PVC downpipes
- Garden sewn in grass seed to both front.
- Hard landscaping. Brick Pavia perimeter path and substantial patio areas.
- Timber fencing to rear boundaries

WARRANTY

- 10 year NHBC warranty

NOTE: This list is not exhaustive, additional Extra's Charges may apply, the specification is subject to change and subject to contract.

GROUND FLOOR

ENTRANCE HALL

Linen Cupboard.

LOUNGE

15'5" x 20'8" (4.7 x 6.3)

CLOAKROOM

OPEN PLAN KITCHEN / DINING

28'4" x 17'1" (8.65 x 5.22)

FAMILY LIVING

17'5" x 11'7" (5.33 x 3.55)

UTILITY ROOM

BEDROOM 1 / PLAY ROOM

15'5" x 14'11" (4.7 x 4.55)

EN-SUITE SHOWER ROOM

FIRST FLOOR

GALLERY LANDING

Hot press cupboards.

BEDROOM 2 - FRONT

14'11" x 12'5" (4.55 x 3.80)

WALK IN DRESSING ROOM

EN-SUITE SHOWER ROOM

BEDROOM 3 - FRONT

14'11" x 12'5" (4.55 x 3.8)

WALK IN DRESSING ROOM

EN-SUITE SHOWER ROOM

BEDROOM 4 - REAR

17'5" x 13'9" (5.33 x 4.2)

FAMILY BATHROOM

9'8" x 6'8" (2.95 x 2.05)

OUTSIDE

DETACHED GARAGE

14'9" x 20'8" (4.5 x 6.3)



