



14 Craigadoo Lane

Broughshane, Ballymena, BT42 4HS

Offers Around £449,950



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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

PVC triple glazed composite front door with matching double glazed side screen. Solid oak flooring continuing through lounge and family room. Access to hot press. Stairwell to first floor.

LOUNGE

17'7 x 14'8 (5.36m x 4.47m)

Focal point marble fireplace with gas fire inset and granite hearth. Bow bay window with views over the surrounding countryside. Decorative corncicing and ceiling rose.

FAMILY ROOM

12'9 x 12'9 (3.89m x 3.89m)

Multi-fuel burning stove (linked to thermal store supplying hot water and heating) set on granite hearth in Inglenook style recess. Corner window enhancing views over the surrounding countryside.

FURNISHED CLOAKROOM

Modern fitted two piece suite comprising pedestal wash hand basin and WC. Part tiled walls and tiled floor.

DELUXE FITTED KITCHEN OPEN PLAN TO DINING/SUNROOM

27'4 x 13'5 (8.33m x 4.09m)

widest points. Bespoke shaker style fitted kitchen with comprehensive range of high and low level storage units and contrasting granite work surfaces. Matching upstands to work surfaces. Integrated appliances to include 'Britannia' range double oven with 6 ring gas hob and extractor fan over, dishwasher, microwave and wine cooler. Space for American style fridge

freezer. Stainless steel sink unit with mixer tap. Matching island unit with breakfast bar area. PVC double glazed French doors leading to patio area. Multi-fuel burning stove set on granite hearth. Tiled floor.

UTILITY ROOM

10'4 x 5'10 (3.15m x 1.78m)

High and low level storage units and contrasting work surface. Space for low level appliances including washing machine and tumble dryer. Stainless steel sink unit. Service door to double garage and separate PVC double glazed 'stable' style back door. Tiled floor.

PRINCIPAL BEDROOM

13'5 x 12'4 (4.09m x 3.76m)

Views over surrounding countryside

DELUXE EN-SUITE

Modern fitted three piece suite comprising shower pod with mains shower over, vanity unit and WC.

BEDROOM 2

12'4 x 10'1 (3.76m x 3.07m)

Wood laminate floor covering.

BEDROOM 3

10'2 x 9'11 (3.10m x 3.02m)

Wood laminate floor covering.

BEDROOM 4

12'9 x 10'10 (3.89m x 3.30m)

Wood laminate floor covering.

FAMILY BATHROOM

Modern fitted three piece suite comprising 'P' shaped bath with electric shower over, vanity unit and WC. Chrome towel radiator. Tiled floor.

FIRST FLOOR

Tel: 02825655733

GALLERY STYLE LANDING

Split level gallery style landing currently being utilised as a study area and entertaining space. 'Eyebrow' style dormer window to front elevation enjoying far reaching countryside views. Twin Velux windows with views of Slemish Mountain to the rear.

BEDROOM 5

16'5 x 15'7 (5.00m x 4.75m)

Velux window. Wood laminate floor covering. Access to store.

EN-SUITE

Modern fitted three piece suite comprising shower cubicle with mains shower over, pedestal wash hand basin and WC. Heated towel radiator.

BEDROOM 6

16'5 x 14'8 (5.00m x 4.47m)

Velux window. Wood laminate floor covering. Access to walk-in, floored eaves storage space with light.

EN-SUITE

Modern fitted three piece suite comprising shower cubicle with mains shower over, pedestal wash hand basin and WC. Heated towel radiator.

LOWER GROUND FLOOR

DOUBLE GARAGE

20'4 x 20'0 (6.20m x 6.10m)

Electrically operated double doors (connected to Alexa). Separate service door. Oil fired central heating boiler with connection to Nest thermostat. Power and light. Service door to workshop.

WORKSHOP/STORE

20'7 x 9'4 (6.27m x 2.84m)

Space for work benches and appliances. Concrete floor. Access to plumbing, heating, power and light.

EXTERNAL

Large private site extending to c.0.75 acres with mature gardens front, side and rear finished in lawn and bedding.

Patio area finished in brick pavior with separate raised timber decking area.

Private driveway finished in tarmac with gated entrance and rear storage yard area.

PVC fascia, soffits and rainwater goods.

Solar PV panels (providing ROC's payments) and security camera system.

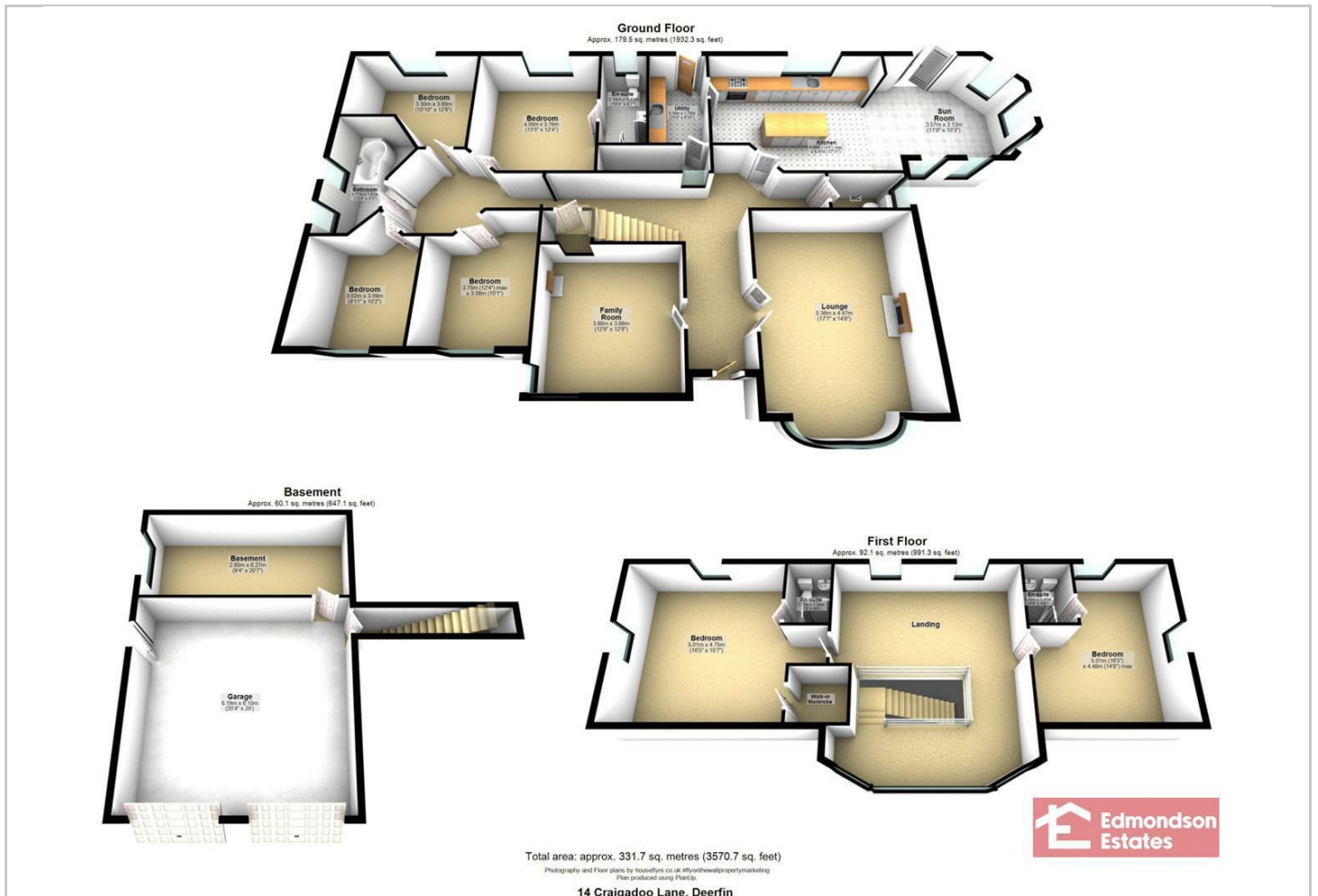
Outside tap and lighting.

Panoramic views over the surrounding countryside to front and rear.





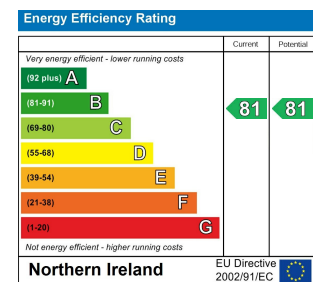
Floor Plan



Viewing

Please contact our Ballymena Office on 02825655733 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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