

## 67 The Oaks, Randalstown, BT41 3NE



### PRICE Offers Over £219,950

This is an excellent opportunity to purchase a deceptively spacious detached chalet style property occupying a large site with excellent sun orientation and finished to a high standard throughout. Offering a good level of flexibility through different room combinations, this property has two well proportioned bedrooms to ground floor and two further bedrooms to the first floor. With plenty of parking and a sizable garage this property should appeal to the requirements of even the most discerning purchaser.

Early viewing is strongly recommended.

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## FEATURES

- Spacious entrance hall with fully tiled floor / Staircase to first floor
- Living room 15'1 x 11'7 with feature fireplace
- Kitchen with informal dining area
- Full range of quality off white kitchen units / Integrated dishwasher, fridge and freezer / Space for range style cooker
- Flexible accommodation allowing for 4 bedrooms / 1 plus reception or 3 bedrooms / 2 plus receptions
- Ground floor modern bathroom suite to include panel bath and fully tiled shower cubicle
- PVC Double glazed windows / Oil fired central heating
- Pink stone drive with off-street parking for up to three cars / Access to Garage 20'8 x 11'2
- Large fully enclosed gardens to rear with superb sun orientation
- Beautifully presented throughout

## ACCOMMODATION

Hardwood entrance door with double glazed port light and side light to;

### ENTRANCE HALL

Telephone point, double radiator, fully tiled floor. Open to under stairs with small under stair storage. Staircase to first floor with moulded handrail and turned balustrade.

### LIVING ROOM

15'1" x 11'7" (4.60 x 3.53)

Open fire with feature reclaimed brick semi-circular hearth and edged surround. Railway sleeper mantle. Wood laminate flooring, single radiator.

### KITCHEN WITH INFORMAL DINING AREA

13'5" x 12'8" (4.09 x 3.86)

Full range of off-white high and low level units with contrasting butchers block effect work surfaces. Single drainer stainless steel sink unit with mixer taps. Space for range style cooker with stainless steel and glass overhead extractor fan. Integrated fridge and freezer. Plumbed for washing machine. Integrated dish washer. Fully tiled floor, part tiled walls to work surfaces. Telephone point. Single radiator. PVC double glazed door to rear.

### BEDROOM 1

14'5" x 11'1" (4.39 x 3.38)

Single radiator. Hotpress with copper cylinder, immersion heater and shelving.



## **BEDROOM 2**

10'3" x 8'10" (3.12 x 2.69)

Fully tiled floor. Single radiator.

## **BATHROOM**

Modern white suite comprising panel bath with polished chrome antique style mixer taps and telephone hand shower. Push button low flush W/C and pedestal wash hand basin. Fully tiled corner shower cubicle with "Redring" electric shower. Pivot and slide glazed door. Mosaic effect fully tiled walls with decorative tiled border. Fully tiled floor. Extractor fan. Single radiator.

## **FIRST FLOOR LANDING**

Access to tank storage

## **BEDROOM 3**

16'7" x 11'8" (5.05 x 3.56)

Gable side window. Range of built in wardrobes. Single radiator.

## **BEDROOM 4**

16'6" x 11'11" (5.03 x 3.63)

Access to loft. Gable to window. Single radiator.

## **OUTSIDE**

Pink stone drive and parking for up to 3 cars. Neat low maintenance garden to front with conifers and shrubs edged in reclaimed stone and low maintenance bark. Paved pathway. Fully enclosed garden to rear in neat lawn with borders and timber fencing. Gate to either side. Prefabricated oil-fired boiler house. Enclosed PVC tank. Paved patio. Outside tap and light

## **GARAGE**

20'8" x 11'2" (6.30 x 3.40)

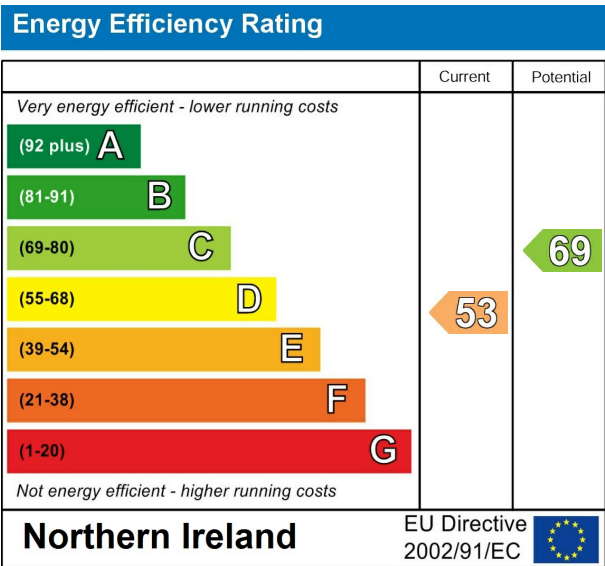
Roller shutter door, power and light. Hardwood service door to side with diamond shaped double glazed port light. Telephone point. Strip lights and extra plugs. Plumbed for washing machine.

## **IMPORTANT NOTICE TO ALL POTENTIAL PURCHASERS;**

Please note, none of the services or appliance have been tested at this property.







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