



## 236 Seven Mile Straight, Nutts Corner, Crumlin, BT29 4YS

- Recently Constructed Chalet Bungalow
- Lounge; Wood Burning Stove
- Deluxe Bathroom; En Suite; Furnished Cloakroom
- Private Driveway; Electric Gates
- Garage and Garden Room / Studio
- Five Bedroom / Two Reception
- Luxury Fitted Kitchen; Utility Room
- Oil Heating; PVC Double Glazing
- Fully Landscaped Site
- Immaculately Presented Throughout

Offers Over **£475,000**

EPC Rating B





## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Composite, triple glazed front door, with PVC double glazed side screens and fan light over. Vaulted ceiling. Tiled floor. Stairwell leading gallery landing. Access to under stairs store. Glass panelled door leading to kitchen.

#### FURNISHED CLOAKROOM

Contemporary, white, two piece suite comprising floating vanity unit and WC. Tiled feature wall. Tiled floor.

#### LOUNGE 17'7" x 14'7"

Inglenook recess with cast iron, wood burning stove on slate hearth. Dual aspect windows, enjoying rural views. Tiled floor. Open arch leading to:

#### KITCHEN THROUGH DINING ROOM 23'7" x 21'7" (wps)

Luxury fitted kitchen with comprehensive range of high and low level storage units, with contrasting solid quartz work surface. Matching island unit with breakfast bar area. Inlaid, colour coded sink unit. Integrated Neff induction hob with extractor hood over. Integrated Neff oven and microwave oven. Integrated Bosch dishwasher. Space for American style fridge freezer. Built in wine rack. Twin glass fronted display cabinets. Dual aspect windows, enjoying rural views. Solid quartz upstands and windowsill. Tiled floor. PVC double glazed doors to patio.



**UTILITY ROOM 10'1" x 9'1"**

Range of fitted storage units, with contrasting slate effect melamine work surface with matching upstands to walls. Plumbed for automatic washing machine. Space for tumble dryer. Tiled dog shower. Tiled floor. PVC double glazed door to rear garden.

**PRINCIPAL BEDROOM 16'11" x 11'9"**

Twin windows to front elevation. Herringbone style wood laminate floor covering.

**WALK IN WARDROBE 10'6" x 5'10"**

Herringbone style wood laminate floor covering.

**FULLY TILED DELUXE EN SUITE SHOWER ROOM**

Contemporary, white, three piece suite comprising oversized shower enclosure, floating vanity unit and WC. Thermostat controlled mains shower unit with drench shower head. Towel radiator.

**BEDROOM 2 11'9" x 10'9"**

Wood laminate floor covering.

**FIRST FLOOR**

**GALLERY LANDING**

Access to walk in hot press and roof space.

**BEDROOM 3 16'4" x 13'8"**

Elevated rural views. Wood laminate floor covering.

**BEDROOM 4 17'9" x 11'0" (plus recess)**

Rural views. Wood laminate floor covering.

**BEDROOM 5 11'10" x 11'8"**

Rural views. Wood laminate floor covering.

**WALK IN WARDROBE 11'9" x 5'7"**

Wood laminate floor covering.

**DELUXE FULLY TILED BATHROOM**

Contemporary, white, four piece comprising freestanding bath, separate shower enclosure, floating vanity unit and WC. Thermostat controlled mains shower unit with drench shower head. Chrome towel radiator.

**EXTERNAL**

Electric operated gates, leading to private driveway area, finished in stone. Fully landscaped site, finished in lawn, brick pavior paths and patio area, decorative stone, slate and range of plants, trees and shrubbery. Stone clad entrance porch. External lighting. Outside tap. Electric car charging point. PVC oil storage tank.

**LARGE MATCHING DETACHED GARAGE 21'7" x 16'4"**

Up and over PVC coated roller shutter door. Separate, PVC double glazed service door to rear garden. Power, light and oil fired central heating boiler.

**TIMBER FRAMED INSULATED GARDEN ROOM / STUDIO 15'0" x 13'2"**

Power, light, focal point fireplace and wood laminate floor covering. PVC double glazed window and matching, sliding, patio doors.

**PARTIALLY ENCLOSED DECK AREA 13'3" x 13'3"**

External lighting. External power points. Stone clad feature wall.

**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, recently constructed, family sized, detached chalet bungalow with large, matching detached garage and garden room / studio, occupying a fully landscaped site off Seven Mile Straight, Crumlin. The property comprises entrance hall, furnished cloakroom, lounge with wood burning stove, kitchen through dining room, utility room, five well-proportioned bedrooms, to include principal suite with walk in wardrobe and en suite shower room, and deluxe, fully tiled bathroom with contemporary, white four piece suite. Externally, the property enjoys electric operated gates leading to private driveway area, large, matching detached garage, insulated, timber frame garden room / studio with partially enclosed deck area, and gardens finished in lawn, pavior patio area and range of plants, trees and shrubbery. Other attributes include oil heating, PVC double glazing and delightful rural views. Early viewing highly recommended to avoid disappointment.*



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>86</b>	<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	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

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