

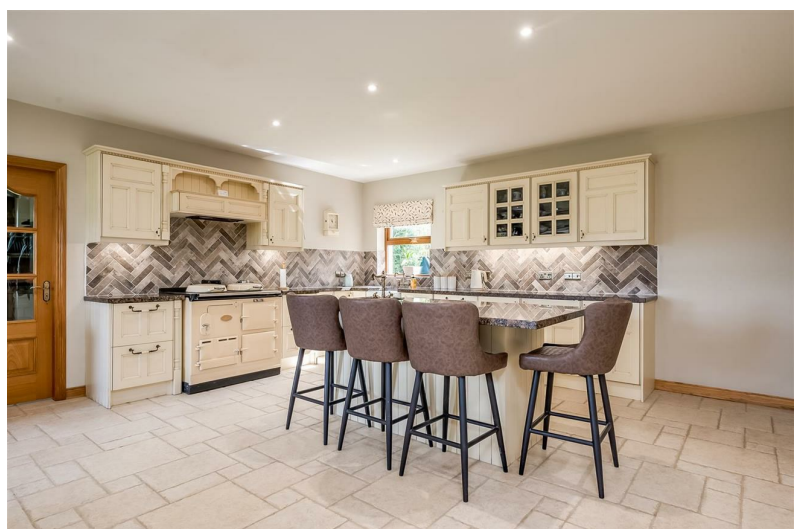


## 23 Ballysculty Road, Muckamore, BT41 4QU

- Impressive, Detached Family Home
- Five Bedroom; Three+ Reception
- Luxury, Country Style Kitchen
- Two Family Bathrooms; En Suite Shower Room
- Private Driveway; Double Garage; Garden Room
- Adaptable Accommodation
- Open Plan Living / Dining / Kitchen
- Utility Room; Furnished Cloakroom
- Oil Heating; PVC Double Glazing
- Mature, Private Site With Woodland and Rural Views

Offers Over £495,000

EPC Rating







## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Hardwood, double glazed front door with PVC, double glazed side screens. Tiled floor. Part vaulted ceiling. Stairwell to first floor gallery landing.

#### LOUNGE 16'11" x 15'5"

Open fire in rustic brick fireplace, with matching hearth and timber surround. Dual aspect windows enjoying rural views. Tiled floor.

#### FAMILY ROOM 14'11" x 14'1"

Rural views. Wood laminate floor covering.

#### DINING ROOM 11'4" x 10'1"

Woodland view to rear. Wood laminate floor covering.

#### SUN LOUNGE 12'3" x 11'11"

Rural views. Tiled floor. PVC double glazed French doors to rear garden. Glass panelled French doors leading to:



## **KITCHEN WITH INFORMAL LIVING AND DINING AREA 21'10" x 20'9"**

Luxury, country style fitted kitchen with range of high and low level storage units and contrasting solid granite work surface. Matching island unit with breakfast bar area and preparation sink. Ceramic sink to main kitchen area. Aga oven with extractor hood over (option for vendor to change to an electric range style oven if preferred). Integrated under counter fridge. Integrated dishwasher. Twin glass fronted display cabinets. Splashback tiling to walls. Tiled floor. Dual aspect windows. Glass panelled door leading to:

### **REAR HALL**

Tiled floor. Hardwood double glazed door to rear garden.

### **UTILITY ROOM 10'11" x 8'1"**

Range of fitted high and low level storage units with contrasting solid quartz work surface and matching inlaid sink unit. Integrated gas hob with stainless steel extractor hood over. Integrated oven and fridge freezer. Plumbed and space for washing machine. Space for tumble dryer. Solid quartz upstands and splashback tiling to walls. Tiled floor.

### **FURNISHED CLOAKROOM**

White, two piece suite comprising pedestal wash hand basin and WC. Splashback tiling to sink. Tiled floor.

### **PRINCIPAL BEDROOM 15'1" x 14'2" (wps)**

Wall to wall fitted wardrobes in glass and mirror panelled sliding doors. Tiled floor. Rural views.

### **DELUXE FULLY TILED EN SUITE SHOWER ROOM**

Contemporary, white, three piece suite comprising oversized shower enclosure, floating vanity unit and WC. Electric shower. Chrome towel radiator.

### **BEDROOM 2 15'6" x 11'5" (wps)**

Fitted wardrobes in mirror panelled sliding doors. Wood laminate floor covering. Woodland view to rear.

### **DELUXE FULLY TILED FAMILY BATHROOM**

White, three piece suite, comprising freestanding clawfoot bath, pedestal wash hand basin and WC. Access to hot press.

## **FIRST FLOOR**

### **GALLERY LANDING**

Access to twin built in storage cupboards.

### **BEDROOM 3 16'11" x 16'6"**

Woodland view. Access to under eaves storage. Wood laminate floor covering.

### **BEDROOM 4 17'10" x 16'11"**

Rural view. Access to under eaves storage. Wood laminate floor covering.

### **BEDROOM 5 11'3" x 10'7"**

Woodland view. Access to under eaves storage. Wood laminate floor covering.

### **SECOND, FULLY TILED FAMILY BATHROOM**

White, four piece suite comprising panelled bath, separate shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Access to under eaves storage.

## **EXTERNAL**

Generous sized, private driveway area, finished in decorative stone.

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

Tiled entrance porch.

External lighting.

Outside tap.

PVC oil storage tank.

Oil fired central heating boiler (fitted new c.2023).







**MATCHING DETACHED DOUBLE GARAGE 22'1" x 18'5"**  
Twin, PVC coated, roller shutter doors. Separate hardwood, double glazed service door. Power and light. Access to:

**GARDEN ROOM 22'2" x 8'7"**  
Power, light and twin double radiators.

**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.



*Impressive detached family home, occupying a private, mature site, surrounded by woodland and rural views, located off the Ballysculty Road, Seven Mile Straight, Muckamore. The property comprises entrance hall with gallery landing above, lounge, family room, dining room/sixth bedroom, sun lounge, large open plan living / dining / kitchen area, with luxury, country style kitchen, rear hall, utility room, furnished cloakroom, five well-proportioned bedrooms, to include principal bedroom with fully tiled en suite, in addition to fully tiled bathrooms to both ground and first floor levels. Externally, the property enjoys generous sized private driveway, finished in decorative stone, matching detached double garage with garden room to rear, and gardens front, side and rear, finished mainly in lawn. Other attributes include oil heating and PVC double glazing. 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>		
(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 and 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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