



## 45B Donegore Hill, Muckamore, BT41 2HS

- Impressive Detached Family Home
- Kitchen With Informal Dining Area
- Deluxe Bathroom and Shower Room
- PVC Double Glazing
- Fully Landscaped Site
- Five Bedroom / Three+ Reception
- Utility Room; Furnished Cloakroom
- Oil Heating; Part Underfloor
- Generous Sized Private Driveway; Garage
- Elevated Rural Views Towards Lough Neagh

Offers Over **£475,000**

EPC Rating C



45B Donegore Hill, Muckamore, BT41 2HS



## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Hardwood, panelled front door, with double glazed side screens. Natural stone tiled floor. Vaulted ceiling. Stairwell to first floor gallery landing. Open arch to dining room.

#### DELUXE SHOWER ROOM

Contemporary, white, three piece suite comprising fully tiled shower enclosure, wash hand basin and WC. Thermostat controlled mains shower unit. Splashback tiling to sink. Chrome towel radiator. Natural stone tiled floor.

#### DINING ROOM 14'10" x 13'0"

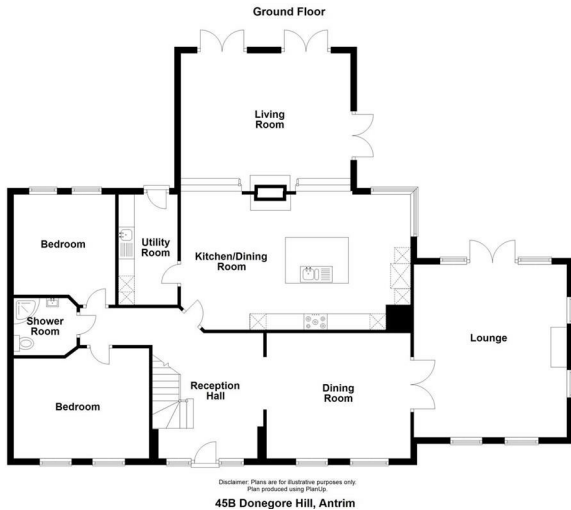
Natural stone tiled floor. Glass panelled French doors leading to:

#### LOUNGE 18'6" x 16'2"

Cast iron, multi fuel burning stove on slate hearth. Vaulted ceiling. Triple aspect windows. Rural views towards Lough Neagh. Timber flooring. PVC double glazed French doors leading to rear garden.

#### SUN LOUNGE 17'3" x 13'7"

Vaulted ceiling. Triple aspect windows. Rural views to rear. Brick fireplace with cast iron, multi fuel burning stove on slate hearth. Natural stone tiled floor. PVC double glazed French doors leading to rear garden.



### **KITCHEN WITH INFORMAL DINING AREA 23'7" x 14'1"**

Luxury fitted kitchen with comprehensive range of high and low level storage units with contrasting, solid granite work surface. Matching island unit with breakfast bar area and inlaid stainless steel 1.5 bowl sink unit. Space and plumbed for range style oven with stainless steel extractor hood over. Space and plumbed for American style fridge freezer. Integrated dishwasher and microwave. Solid granite upstands to walls. Feature corner window. Natural stone tiled floor.

### **UTILITY ROOM 11'9" x 6'2"**

Range of fitted high and low level storage units with contrasting, granite effect melamine work surface. Matching upstands to walls. Stainless steel sink unit with draining bay. Plumbed and space for washing machine. Space for tumble dryer. Natural stone tiled floor. Hardwood, double glazed door to rear garden.

### **BEDROOM 5 10'5" x 10'4"**

Timber flooring. Rural views to rear.

### **BEDROOM 4 13'10" x 11'3"**

Timber flooring.

## **FIRST FLOOR**

### **GALLERY LANDING**

Timber flooring. Access to hot press. Access to roof space.

### **PRINCIPAL BEDROOM 16'9" x 13'10"**

Dual aspect windows. Elevated rural view towards Lough Neagh. Timber flooring. Mirror panelled sliding doors leading to:

### **WALK IN WARDROBE 9'3" x 8'11"**

Timber flooring.

### **DELUXE EN SUITE SHOWER ROOM**

Contemporary, white, three piece suite comprising fully tiled shower enclosure, floating vanity unit and WC. Thermostat controlled mains shower unit with drench shower head. Chrome towel radiator. Part tiling to walls. Tiled floor.

### **BEDROOM 2 14'10" x 11'10"**

Dual aspect windows enjoying rural views. Timber flooring.

### **BEDROOM 3 14'10" x 13'10" (wps)**

Elevated rural view towards Lough Neagh. Timber flooring.

### **DELUXE FAMILY BATHROOM**

Contemporary, white, four piece suite comprising freestanding bath, separate fully tiled shower enclosure, sink and WC. Thermostat controlled mains shower unit with drench shower head. Chrome towel radiator. Part tiling to walls. Tiled floor.

## **EXTERNAL**

Generous sized private driveway, finished in decorative stone.

Stone clad entrance porch.

Gardens front, side and rear, finished in lawn, large raised timber deck, paved patio area, decorative stone and range of trees and shrubs.

External lighting.

PVC soffits, fascia and rainwater goods.

Electric car charging point.

PVC oil storage tank.

Outside tap.

### **MATCHING DETACHED GARAGE 18'2" x 11'9"**

PVC coated, roller shutter door. Separate service door to side. Power, light and oil fired central heating boiler.

## **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, five bedroom / three+ reception, detached, family home, occupying a prime, elevated site, enjoying rural views towards Lough Neagh, situated within a short drive from Parkgate, Antrim, Templepatrick, and access to M2 motorway, for those commuting to Belfast or The North. The property comprises entrance hall, lounge, dining room, sun lounge, kitchen with informal dining area, utility room, shower room, separate deluxe family bathroom, and five well-proportioned bedrooms, to include principal suite with walk in wardrobe and en suite shower room. Externally, the property enjoys generous sized private driveway finished in decorative stone, matching detached garage, and gardens front, side and rear, finished in lawn, raised timber decking, paved patio area, and range of plants, trees and shrubbery. Other attributes include oil heating, part underfloor 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>	<b>73</b>	<b>74</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 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

**INVESTORS IN PEOPLE**  
We invest in people Gold

**PRS** Property Redress Scheme

Proudly sponsoring



Awards

