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.co.uk

10 Hawthorn Hill, Larne, BT40 1PW

Offers Around £324,950

FEATURES

- **DETACHED FAMILY RESIDENCE**
- **GAS FIRED CENTRAL HEATING**
- **UPVC DOUBLE GLAZING**
- **INTRUDER AND PERIMETER ALARM SYSTEMS**
- **TWO RECEPTIONS ROOMS**
- **GROUND FLOOR SHOWER ROOM**
- **LUXURY FITTED KITCHEN WITH INTEGRATED APPLIANCES**
- **FOUR BEDROOMS - ONE WITH ENSUITE SHOWER ROOM**
- **FAMILY BATHROOM**
- **DOUBLE GARAGE WITH ROLLER DOOR**
- **BEAUTIFUL LANDSCAPED GARDENS WITH PERGOLA, BARBEQUE AND SHED**
- **PANORAMIC COASTAL VIEWS**
- **HIGHLY DESIRABLE RESIDENTIAL LOCATION**

Occupying an elevated position, along this private road, just off the highly desirable Roddens area of Larne, it is a pleasure to offer for sale, this spacious, detached family residence.

Situated on a mature, private site, and affording panoramic views to Larne, Islandmagee, the coast and beyond, this elegant, family home provides superb, versatile, living accommodation, designed to suit most family needs and requirements.

Presently, this delightful property extends to include two reception rooms, modern fitted kitchen with integrated appliances, shower room, walk in wardrobe, four bedrooms and ensuite shower room.

Complimented by excellent mature, landscaped gardens laid to lawn to the front and to the rear, the property also features a barbeque area, decking and patio area and is complete with garage.

This tastefully decorated and exceptionally well maintained residence is sure to impress, the most discerning of buyers.

Viewing is strictly by appointment only through Agents.

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE HALL:

BEDROOM (1): 14' 3" x 8' 6" (4.34m x 2.59m)

WALK IN WARDROBE: 8' 9" x 7' 0" (2.67m x 2.13m)

SHOWER ROOM:

Recently fitted, modern white suite comprising of low level W.C., wash hand basin set in vanity unit, single shower cubicle with electric shower fitment. Ceramic tiled walls and flooring. Walk in store room.

First Floor

KITCHEN: 14' 3" x 7' 9" (4.34m x 2.36m)

Modern fitted kitchen with upper and lower level units, stainless steel one and a half bowl sink unit, Integrated chrome extractor fan, electric hob, electric double oven and dishwasher. Plumbed for automatic washing machine, space for tumble dryer.

LOUNGE: 25' 0" x 14' 6" (7.62m x 4.42m)

Feature fireplace with multi fuel stove, stunning views.

DINING ROOM: 11' 3" x 10' 3" (3.43m x 3.12m)

Laminate wood flooring. Again, with stunning views.

BATHROOM: 5' 9" x 9' 3" (1.75m x 2.82m)

Family bathroom with modern white suite to include low level W.C., panelled bath with mixer taps, shower fitment, wash hand basin set in vanity unit. Ceramic tiled walls and flooring.

BEDROOM (2): 14' 3" x 10' 3" (4.34m x 3.12m)

Laminate wood flooring.

ENSUITE SHOWER ROOM: 10' 6" x 5' 9" (3.2m x 1.75m)

Incorporating push button W.C., vanity wash hand basin and separate shower cubicle.

BEDROOM (3): 10' 9" x 10' 9" (3.28m x 3.28m)

BEDROOM (4): 10' 6" x 6' 6" (3.2m x 1.98m)

Outside

GARAGE: 19' 6" x 13' 3" (5.94m x 4.04m)

Roller door.

GARDENS:

FRONT

Garden laid in lawn with mature shrubs and trees.

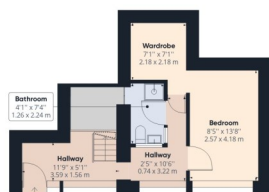
DRIVEWAY

Sweeping, tarmac drive way with ample parking for several cars.

REAR

Mature, secluded garden in lawn with decking, stunning patio area, pergola, barbeque area and shed.

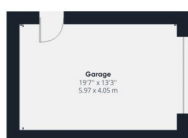




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

1654.44 ft²
153.70 m²

Reduced headroom

8.78 ft²
0.82 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	67 D
39-54	E		
21-38	F		
1-20	G		

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