

1 Castlewater Wood, Antrim, BT41 4FQ



**PRICE Offers Over
£314,950**

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Nestled in the picturesque new development of Castlewater Wood close to Antrim Castle Gardens, this charming house boasts four bedrooms, including a master with an ensuite for added luxury. The property features two reception rooms, a well-appointed kitchen with informal dining area, and luxury cream-coloured woodgrain effect "Shaker" style kitchen units with "Lamont Stone" worksurfaces and a full range of integrated appliances.

With PVC double glazed windows, gas fired central heating, oak internal doors, security alarm and a pressurised water system, this house offers modern comforts for everyday living. The tarmac drive leads to a detached garage, providing ample parking and storage space.

One of the highlights of this property is its exceptional award-winning fully landscaped gardens complete with a child and pet friendly water feature, creating a tranquil outdoor oasis. Additionally, there is a base ready for a hot tub timber enclosure, perfect for relaxing and entertaining guests (hot tub and timber enclosure available by separate negotiation).

Don't miss the opportunity to make this beautiful house in Castlewater Wood your new home, where comfort, style, and natural beauty come together seamlessly.

FEATURES

- Entrance hall with woodgrain effect fully tiled floor / Staircase to first floor
- Ground floor W/C with modern white suite and fully tiled floor / Living room 12'8 x 10'2 (into bay) with dual aspect windows
- Lounge 18'2 x 12'5 (into bay) with feature fireplace and wood burning stove / Oak fully glazed sliding doors to;
- Kitchen with informal dining area / Bay window to side and PVC double glazed French doors to rear
- Full range of cream coloured woodgrain effect "Shaker" style high and low level units / Integrated five ring gas hob, "Neff" self clean oven and grill with "slide & hide" door, dishwasher, fridge and freezer
- Utility room with range of matching units / Storage cupboard with wall mounted gas fired boiler
- First floor landing / Hotpress with pressurised water tank
- Four well proportioned bedrooms / Master with ensuite shower room, walk-in wardrobe and built-in wardrobe / Bedroom 2 with built-in wardrobe
- Family bathroom with luxury white suite to include double ended bath and fully tiled corner quadrant shower cubicle
- PVC double glazed windows & external doors / Oak internal doors / Gas fired central heating / PVC fascia and soffits / 1Gb Virgin broadband / Wired BT / Tarmac drive to Detached Garage with electric roller door / Landscaped gardens to front, side and rear

ACCOMMODATION

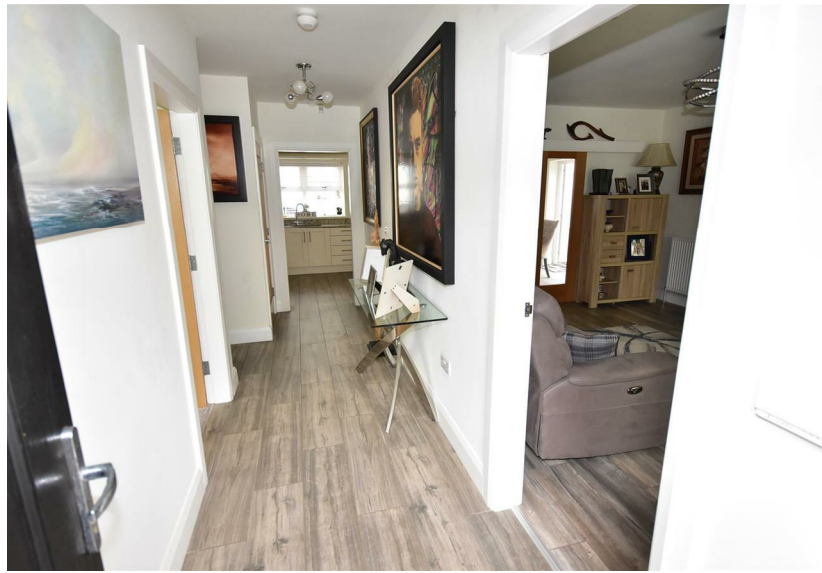
Composite dual coloured four panel entrance door with double glazed half moon over to;

ENTRANCE HALL

Wood grain "plank effect" fully tiled floor. Staircase to first floor with oak moulded handrail and square set, fluted balustrade. Double radiator.

GROUND FLOOR W/C

Modern white suite comprising push button low flush W/C and half pedestal, wall mounted wash hand basin with "monobloc" mixer taps. Feature tiled splash back. Fully tiled floor. Extractor fan. Double radiator.



LOUNGE 18'2 x 12'5 (5.54m x 3.78m)

(into bay) Feature "hole in the wall" fireplace with slate surround and hearth. Glass fronted multi solid fuel stove. Two double radiators. Broad plank wooden floor. Oak glazed sliding doors to:



KITCHEN INTO INFORMAL DINING 13'3 x 11'1 (4.04m x 3.38m)

Full range of cream coloured wood grain effect "Shaker" style high and low level units with short chrome handles and complimentary "Lamont Stone" work surfaces. Matching up-stands. Inlaid one and a quarter bowl stainless steel sink unit with mixer taps and fluted drainer. Over window pelmet with low voltage down lights to kitchen area. Integrated five ring gas hob with angled black glass effect extractor canopy. Low level "Neff" self cleaning combination oven and grill with "slide & hide" door. Matching splash back. Integrated dish washer, fridge and freezer. Wine rack. Plank effect fully tiled floor through to:



INFORMAL DINING 14' x 7'11 (4.27m x 2.41m)

(into bay) Plank effect fully tiled floor. Two double radiators. PVC double glazed French doors to rear.



UTILITY 9'2 x 5'11 (2.79m x 1.80m)

Matching cream coloured wood grain effect "Shaker" style units and complimentary work surfaces. Single drainer stainless steel sink unit and mixer taps. Plumbed for washing machine and dryer. Tiled up stands. Storage cupboard with wall mounted gas-fired boiler. PVC door to side with double glazed half moon over. Extractor fan. Single radiator

LIVING ROOM 12'8 x 10'2 (3.86m x 3.10m)
(into bay) Dual aspect windows. Single radiator.



FIRST FLOOR LANDING

Double doors to hot press with pressurized water tank and shelving. Air circulation system.

BEDROOM 1 16'2 x 11'9 (4.93m x 3.58m)

(into front bay window) plus walk-in wardrobe and built-in wardrobe. Single radiator.

ENSUITE

Modern white suite comprising push button low flush W/C and half pedestal wall mounted wash hand basin with "monobloc" mixer taps. Fully tiled corner quadrant shower cubicle with thermostatic shower unit comprising fixed head drench shower and additional hand held shower. Sliding cubicle doors. Fully tiled floor. Extractor fan. Low voltage down lights. Single radiator.



BEDROOM 2 12'9 x 10'2 (3.89m x 3.10m)

(with dual aspect windows to include side bay). Plus built-in wardrobe . Single radiator



BEDROOM 3 10'7 x 9'2 (3.23m x 2.79m)

Single radiator.

BEDROOM 4 9'8 x 9'3 (2.95m x 2.82m)

Single radiator.



BATHROOM 9'2 x 6'6 (2.79m x 1.98m)

Modern white suite comprising double ended bath with off set mixer taps and tiled splash back. Push button low flush W/C and half pedestal wall mounted wash hand basin with "monobloc" mixer taps. Floor to ceiling fully tiled splash back. Fully tiled corner quadrant shower cubicle with thermostatic unit and sliding cubicle doors. Fully tiled floor. Extractor fan. Single radiator.



OUTSIDE

Tarmac drive to side with off street parking for three cars. Laurel hedging to front with well maintained gardens in neat lawn. Specimen trees. Kerbed edging with coloured stone. Outside tap.

DETACHED GARAGE 18'8 x 11'8 (5.69m x 3.56m)

Electric roller shutter door. Power and light. PVC door to side and double glazed window.

6 Ft timber fencing and pedestrian gate to:

Fully enclosed and landscaped garden to rear and side. Paved patio area with circular center piece. Concrete base for timber hot tub enclosure (hot tub and enclosure available by separate negotiation) Movable laurel hedging in long rectangular tubs. Child & pet friendly water feature with quarried stone and pebbles. Japanese Acer tree. Plained railway sleeper raised planter area. Mature hedging. Kerbed set edging. Low maintenance barked area. Low level brick wall and wrought iron railing to front and side perimeter.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASER'S;

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



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Northern Ireland	EU Directive 2002/91/EC		



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