

GERARD MCCLINTON  
ESTATE AGENT



15b Whitehill Drive, Randalstown, BT41 2EH

Offers in the region of £399,950



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# 15b Whitehill Drive

Randalstown, BT41 2EH

- New Build Detached Home - Approx 2100 Sqft
- 2 Separate Reception Rooms - One with Wood Burning Stove
- Modern Fitted Kitchen with Extensive Range of Units & Appliances
- ECODAN Renewable Heating System with Mitsubishi Air Source Heat Pump
- Site Approx 0.4 Acres with Gated Entrance & Gardens Surrounding the Property
- 4 King Size Bedrooms - Master with En Suite Shower Room
- Large Open Plan Dining Kitchen / Family Area
- Separate Utility Room & Ground Floor WC
- Upvc Double Glazing Throughout
- Warranties & Guarantees including 10 Year Structural Warranty

An impressive 2100 sq ft high efficiency new build home is sitting ready for its new owners.

The property is entered via double gated driveway with the site extending to approx 0.4 acres. Inside, the impressive entrance hall leads you to two separate sitting rooms at the front of the property, one with a wood burning stove.

To the rear of the house is a large, super modern kitchen with a dining / family seating area. The kitchen has an extensive range of storage cupboards, integrated appliances and has sliding doors that open onto the rear patio and garden. There is a further generous utility room and separate wc for added convenience.

On the first floor are 4 king size bedrooms, the master benefiting from an en suite shower room. The family bathroom is fitted with a contemporary white suite with matt black fittings and includes a luxurious freestanding bath and a separate shower cubicle.

One of the main points to note about this property is its thermal efficiency, it has a very impressive B rated EPC. Not only is the property very well insulated but the property has an ECODAN renewable heating system. The high specification Mitsubishi Air Source Heat Pump means there are no gas or oil heating bills for this house. Underfloor heating on the ground floor with traditional radiators on the first floor coupled with zoned heating controls gives you the ability to control the heating in individual areas of the home also.

The property comes with a host of warranties including a 10 year structural warranty.

Countryside life yet convenient to:



## Entrance Hall

## Living Room

14'5" x 13'9" (4.4 x 4.2)

## Sitting Room

15'5" x 13'1" (4.7 x 4.0)

## Dining Kitchen / Family Room

22'3" x 14'9" (6.8 x 4.5)

## Rear Hallway

## Utility

9'2" x 6'6" (2.8 x 2)

## Store & Heating Control

9'2" x 3'3" (2.8 x 1)

## First Floor Landing

## Master Bedroom

14'5" x 13'1" (4.4 x 4)

## En Suite

11'9" x 3'3" (3.6 x 1)

## Bedroom 2

15'5" x 13'1" (4.7 x 4)

## Bedroom 3

13'6" x 13'1" (4.12 x 4)

## Bedroom 4

14'5" x 12'3" (4.4 x 3.75)



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**Bathroom**  
**Outside**

9'0" x 8'10" (2.76 x 2.7)

**Directions**



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## Floor Plans



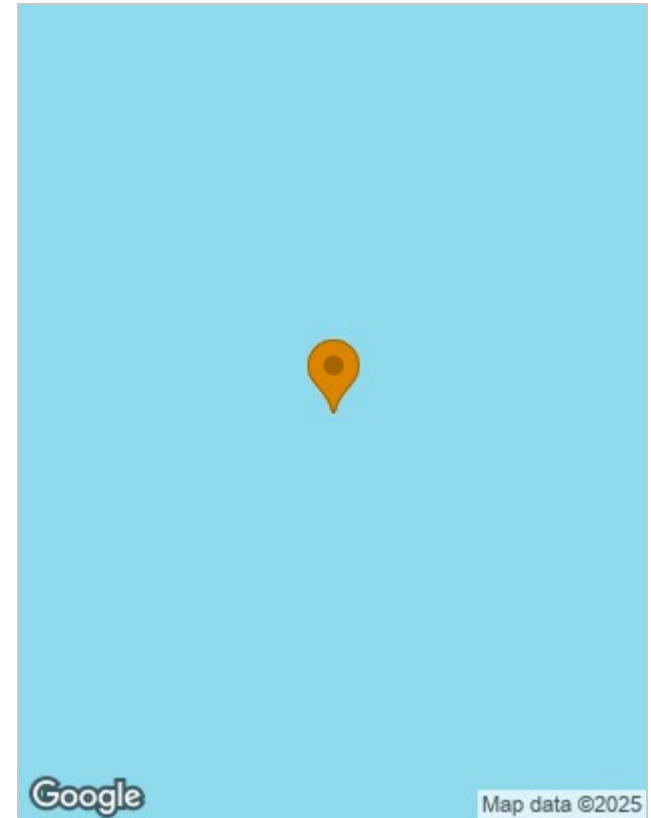
## Viewing

Please contact our Head Office Office on 02890 992 884 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Tel: 02890 992 884 Email: [info@gerardmclinton.co.uk](mailto:info@gerardmclinton.co.uk) <https://www.gerardmclinton.co.uk>

## Location Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		90	90
(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	